

LOS ANGELES COUNTY JAIL PLAN

Independent Review and Comprehensive Report

Final Report – July 5, 2013

APPENDIX VOLUME 3



**APPENDIX G
-STUDY-
ONYX ARCHITECTS, DETENTION FACILITY
ASSESSMENT FOR MIRA LOMA DETENTION FACILITY**

LOS ANGELES COUNTY | DETENTION FACILITY ASSESSMENTS
MIRA LOMA DETENTION FACILITY

Prepared for Los Angeles County
Chief Executive Office.

Under direction of Los Angeles
County Department of Public Works.

ONYX ARCHITECTS



CIVIL ENGINEER
DCI ENGINEERS

STRUCTURAL ENGINEER
COFFMAN ENGINEERING

MECH. + PLUMBING ENGINEER
LEWIS ROSS ASSOCIATES

ELECTRICAL ENGINEER
LEWIS ROSS ASSOCIATES

FEBRUARY 11TH, 2013



Vanir Construction Management, Inc.
L.A. County Jail Plan – Independent Review
Document No. 31

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LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
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EXECUTIVE SUMMARY

OBJECTIVE:

Onyx Architects was retained by Los Angeles County to perform an assessment of the Mira Loma Detention Facility, located at 45100 North 60th, Lancaster, California. The site currently has no detainees or inmates, but was utilized as recently as November 2012 as detention center under lease to Immigration Control Enforcement. The Los Angeles County Sheriff’s Department (SD) is considering the future use of the facility as a detention center.

The objective of the study was to assess the existing buildings/facilities and infrastructure for suitability to provide a useful life expectancy of 30 years); and the site / utility infrastructure capacity to support development of additional facilities to accommodate and additional 1000 inmates / detainees (hereinafter referred to simply as inmates). This report will provide summary of findings as well as make recommendations on any improvements needed to meet the study’s objectives. An Opinion of Probable Cost (OPC) will be provided for the required improvements.

SUMMARY OF EXISTING CONDITIONS:

The facility functions as self-contained community, having the necessary facilities and infrastructure to support most activities. Inmates perform the majority of minor routine site/building maintenance, as well as all cooking and laundry distribution (laundry facilities are offsite). The County Internal Services Department (ISD) typically maintains wells, infrastructure, and emergency generators.

The site includes non-secured visitor, staff and support facilities, as well as a secured inner core of facilities for the inmates. This core is further subdivided into various secure zones, with access controlled by staff. The buildings intended for inmate use and habitation are generally low security, with at least 2 additional higher security buildings available for “high lockdown”. The habitable facilities are generally set up as dormitories, with bunk beds, common toilet, bathing, and grooming facilities, and security / observation rooms.

The site is relatively flat, and slopes are generally developed to provide localized drainage or loading access. The infrastructure of the site includes potable water system (pumps, tanks, reservoirs and distribution); a steam plant for hot and chilled water distribution; and an electrical substation with an emergency generator and solar power generation. The infrastructure also supports adjacent properties of public / institutional use, such as a hospital, domestic violence shelter, animal control facility, and “bachelor officers quarters” (BOQ) for the detention facility.

The majority of the buildings/structures found at the facility were built during several phases:

- The site was initially developed as an air base in the 1940s, known as War Eagle Field. Those improvements were primarily wood frame buildings, including barracks and aviation support facilities. Most of those barracks are no longer used for habitation, but instead are either underutilized as storage (simply because it is available) or have been repurposed as offices / maintenance facilities for support staff. Many of these buildings are in poor condition and could not be re-utilized under current code for their originally intended purpose.
- Detention facilities were added in the 1950’s, including dormitories, dining. And security facilities, along with infrastructure development. These dormitories are generally of concrete and steel construction.
- The campus was significantly expanded in the 1980’s with a number of modular steel buildings for housing, security / control, visitation, recreation and maintenance. These are the buildings that were recently used for detention purposes.
- In the 2000s, the campus accommodated additional modular structures for use by Immigration Control Enforcement, including new guard tower(s), courtrooms, a medical dispensary, and support offices. The site is currently has a new recreational area (soccer fields) being installed.

Most buildings typically have on stem walls or a concrete slab-on-grade. The majority of the buildings have outlasted their useful life expectancy, and require on-going repairs and maintenance. The availability of labor within the inmate population has provided the campus with additional resources for maintenance of buildings and grounds, and thus extended their serviceability.

CODE REQUIREMENTS

For the purposes of this study, the detention facilities must meet the requirements of the various California Model Codes (including Title 24) with local county amendments as they apply to existing buildings. A complete listing can be found in the appendix.

In addition to Title 24 Chapters 11B and 34 accessibility evaluation, the most stringent requirements for existing structures are generally found in the guidelines of the Americans with Disabilities Act, which is not a code enforced by a local building official, but is civil law enforced by the courts.

For the purposes of this study, the detention center can be categorized by the Board of State and Community Corrections (BSCC) as Type III facilities, meaning they are “local”. BSCC enforces standards of Title 15 and of Title 24 section 1230 (for juveniles) and 1231 (for adult inmates). These standards have programmatic implications for the types, sizes arrangement and features of spaces required to meet the goal of 1000 current + 1000 proposed inmates. The BSCC also has standards that are “required when the program statement identifies need” [aka the “Comprehensive/Targeted Needs Assessment”]. For the purposes of this study it is assumed that the facilities will be continued to be classified as low-security dormitory sleeping room arrangements.

BSCC PROGRAM REQUIREMENTS

The BSCC recently conducted an evaluation of the campus, and their opinion is included in the appendix. Generally speaking, the requirements are:

- 50 SF / inmate for a single bed unit, 70 SF / inmate for a double bed unit, 90 SF / inmate for a triple bed unit.
- 64 inmates maximum per dormitory.
- Toilets / urinals at a 1:10 ratio
- Sinks at a 1:10 ratio
- Showers at a 1:20 ratio
- Tables and chairs at a 1:1 ratio

COMPLIANCE WITH CODE REQUIREMENTS

The recently / normally occupied facilities are in generally in minimal code compliance with current building code as it applies to existing buildings for the assumed era in which they were permitted and built, with numerous issues and exceptions noted within the individual building reports. A stringent consideration of ADA accessibility guidelines based on a population change may require substantial site and building modifications. An important discussion of evaluation criteria and methodology is included in the appendix. There are a number of normally unoccupied buildings that appear to be deteriorated, requiring more significant evaluation by a building official; for budgeting purposes, many of these are assumed to be non-habitable.

On 3 October 2012, the BSCC issued an opinion as to the capacity of the dormitories based on Title 15, Title 24, and a variance granted to this site for audiovisual surveillance. The typical modular dormitories (#7-22) have a current capacity of 40 inmates per dorm, with the limiting factor currently being built-in seating. The existing dorms could be modified with up to 20 additional fixed seats / tables and one additional (accessible) toilet and lavatory, with some triple-bunking if needed for space to accommodate the additional fixtures and furnishings. This could provide a maximum capacity of 60 inmates per dorm in buildings #7-22, depending on the program needs of the Sheriff’s Department.

COMPLIANCE WITH STUDY OBJECTIVES

Ability to Accommodate an inmate population of 1000 current + 1000 future inmates

In general the facility can comply with the current program objectives for 880 inmates with minor modifications and repairs. The site generally has sufficient land upon which facilities can be expanded or replaced to accommodate and additional 1000 inmates.

The addition of substantial new habitable building area may affect the electrical and potable water infrastructure; further study is needed to determine if this would be offset by increased efficiencies in other electrical systems and fixtures over the life of the project. The existing steam plant, water supply system, an sewer capacity appear adequate for the proposed onsite expansion; however, since these facilities also provide service to other nearby (offsite) properties, the future program needs of those other neighboring / regional uses should be considered in a separate study.

Useful Life Expectancy of 20 to 30 Years

The majority of the currently habitable buildings consist of prefabricated structures installed the 1980s. These structures are within their useful life expectancy, and require on-going repairs and maintenance for their continued use.

RECOMMENDED IMPROVEMENTS

Generally recommended improvements include:



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EXECUTIVE SUMMARY

- ADA accessibility to all functions within the site, including new ramps across major portions of all sites to provide a path-of-travel to the various building pads, new landings and ramps to provide accessible building entrances; doorway, bathroom, fixture and controls accessibility
- Demolition or replacement of older structures that will not survive without extensive ongoing maintenance. Some of these structures may have potential use as storage for non-essential materials, but are they are generally not economically viable for habitable use. A few structures may be usable and may also have potential historic significance. Further research as to potential historic significance is recommended prior to demolition or alteration.
- Roofing repairs and coatings for the modular metal structures. This would include mansard repairs at the modular court building, if such buildings are not removed by the previous tenant.
- Ongoing sustainability improvements in lighting and mechanical systems to reduce operating costs.

OPINION OF COST

An opinion of probable cost has been provided and is referenced in the overall building summary and included in the appendix.

Existing Facilities

To summarize, we estimate a direct cost of \$7,794,470 (\$10,901,243 with GC markups and contingency) to do the necessary repairs and improvements identified in the report. Those repairs are conservatively estimated, meaning that the evaluating professionals to a cautious (thorough) approach to issues like ADA accessibility, and the cost estimator took into account the related scope associated with these resulting work items. The facility could legally accommodate 880 inmates immediately with very little re-commissioning expense. The overall estimate is intended to be viewed in terms of a 30 year life expectancy.. It is quite possible that a more focused scope will substantially reduce the opinion of probable cost. For example, if the county's legal counsel determines that not all of the dormitories require accessible fixtures, this may save on substantial accessibility upgrades at many buildings. However, given the scope of work in the evaluation, it is our experience that it is more prudent to be conservative in evaluation and estimation.

Expansion / New Construction Alternative

We recommend a ROM budget of \$350/SF for dormitory-style detention facilities, and \$450/SF for detention facilities with individual cells (such as in the "high lockdown" Adjustment Center Building #23).

In order to determine the cost to accommodate 1000 additional inmates, we would need to determine, several other factors, such as:

1. The appropriate layout and programming: For purposes of this study, we will assume that future additional housing will be equivalent to the 31' x 112' dormitory units built in 1981.
2. The interior furnishings layout: double or triple bunk, # of tables and chairs, etc. For purposes of this study, we will follow the scenarios listed in the 10/3/2012 letter of evaluation from Magi Work to Sheriff Baca.
- 3 The use of existing facilities (Kitchen/Dining, infirmary, etc.) to accommodate the additional inmates, rather than building additional support facilities. For the purposes of this study, we will assume additional shifts or more intense use of the existing facilities.

Based on the scenario described above in the 10/3/2012 letter from Magi Work, and based on an ROM cost of \$350/SF:

- 1 At 42 beds per dorm, it would take the equivalent of 23.8 new dorms to accommodate 1000 inmates, for an ROM cost of \$28,583,333 for the new dorms.
- 2 At 50 beds per dorm, it would take the equivalent of 20.0 new dorms to accommodate 1000 inmates, for an ROM cost of \$24,010,000 for the new dorms.
- 3 At 60 beds per dorm, it would take the equivalent of 16.7 new dorms to accommodate 1000 inmates, for an ROM cost of \$20,008,333 for the new dorms.
- 4 Magi Work described a scenario in which the existing dorms could be simply retrofitted with slightly larger tables and a couple of additional fixtures, and then these existing facilities could accommodate another 320 inmates. If this was done, and only 11.3 new dorms were required for another 680 inmates (to reach the goal of 1000 additional inmate capacity), the ROM cost of \$13,605,667 for the new dorms.

The scenarios described above should be reviewed with the Sheriff's Department for compatibility with their program goals, especially in regards to the assumptions in 1, 2 and 3 above.

EVLAUATION CRITERIA AND METHODOLOGY

It is important to understand the criteria and methodology that informs the opinions expressed in this study. This is especially important when considering building replacement and site accessibility; alternative evaluation criteria could lead to potential alternative opinions. A more comprehensive explanation of criteria and methodology is included in the Appendix.



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EXECUTIVE SUMMARY



- | | |
|---------|-----------------------------------|
| 1 | ADMINISTRATION |
| 2 | MAIN CONTROL |
| 3 | INFIRMARY / PROCESSING |
| 4 | INMATE SERVICES |
| 5 | WAREHOUSE / LAUNDRY |
| 6 | UTILITY SHOP (GARDENING) |
| 7-15 | BARRACKS ("LOW SIDE") |
| 16-22 | BARRACKS ("HIGH SIDE") |
| 23 | ADJUSTMENT CENTER (HIGH LOCKDOWN) |
| 24 | RECREATION ROOM |
| 25 | ICE ADMINISTRATION |
| 26 | VISITING RESTROOMS |
| 27 | IMMIGRATION COURTS |
| 28 | SCHEDULING / TRAINING |
| 29 | KITCHEN ARMORY |
| 30 | STEAM PLANT |
| 31 | OLD SIDE CANTEEN |
| 32 | E + F SCHOOL (PORTABLES) |
| 33 | HELIPORT |
| 34 | VISITOR BOOTH |
| 35 | MAIN GATE BOOTH |
| 36 | JAFFEY PARK BOOTH |
| 37 | NORTH GATE PARK |
| 3614-21 | OUTSIDE MAINTENANCE + STORAGE |
| 3626 | A- ABLE BARRACKS |
| 3627 | D - DOG BARRACKS |
| 3628 | C - CHARLIE BARRACKS |
| 3629 | B - BARKER BARRACKS |
| 3630 | FSB (FACILITIES SERVICE BUILDING) |
| 3632 | OLD SIDE SCHOOL / ARCHIVE |

ONYX ARCHITECTS



- | | |
|-------|-----------------------------------|
| 3636 | BACKGROUNDS |
| 3637 | HANGER I |
| 3638 | TRAINING ROOM |
| 3642 | WAR EAGLE TOWER (AIRPORT TOWER) |
| 3645 | G - BARRACKS (HARD LOCK) |
| 3646 | G - BARRACKS (HARD LOCK) |
| 3656 | SILVER BULLET (BRITISH 'THEATER') |
| 3929 | BOQ (BACHELOR OFFICERS QUARTERS) |
| 3985 | PUMP HOUSE |
| 4165 | KITCHEN / DINING |
| 4268 | E - EASY BARRACKS |
| 4269 | F - FOX BARRACKS |
| TI-T4 | TOWER (GUARD TOWER NEST) |

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**SITE PLAN + BUILDING
DESIGNATION**

0.3

Building ID		Rating		
Bldg #	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)
1	Administration			
2	Main Control			
3	Infirmery / Processing			
4	Inmate Services			
5	Warehouse / Laundry			
6	Utility Shop (Gardening)			
7	Barracks ("low side")			
8	Barracks ("low side")			
9	Barracks ("low side")			
10	Barracks ("low side")			
11	Barracks ("low side")			
12	Barracks ("low side")			
13	Barracks ("low side")			
14	Barracks ("low side")			
15	Barracks ("low side")			
16	Barracks ("high side")			
17	Barracks ("high side")			
18	Barracks ("high side")			
19	Barracks ("high side")			
20	Barracks ("high side")			
21	Barracks ("high side")			
22	Barracks ("high side")			
23	Adjustment Center (high lockdown)			
24	Recreation room			
25	ICE Administration			
26	Visiting Restrooms			
27	Immigration Courts			
28	Scheduling / Training			
29	Kitchen Armory			
30	Steam Plant			
31	Old Side Canteen			

Building ID		Rating		
Bldg #	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)
32	E & F School (portables)			
33	Heliport			
34	Visitor Booth			
35	Main Gate Booth			
36	Jaffey Park Booth			
37	North Gate Booth			
3614	Outside Maintenance			
3615	Outside Maintenance			
3616	Storage			
3618	Storage			
3619	Storage			
3620	Storage			
3621	Storage			
3626	A - Able Barracks			
3627	D - Dog Barracks			
3628	C - Charlie Barracks			
3629	B - Barker Barracks			
3630	FSB (Facilities Service Building)			
3632	Old Side School / Archive?			
3636	Backgrounds			
3637	Hangar I			
3638	Training Room			
3642	War Eagle Tower (airport tower)			
3645	Metal Shop			
3646	G-Barracks (hard lock)			
3656	Silver Bullet (British 'Theater')			
3929	BOQ (Bachelor Officers Quarters?)			
3985	Pump House			
4165	Kitchen / Dining			
4164.2	Walk-in Refrigerator			
4165.3	Walk-in Refrigerator			
4268	E - Easy Barracks			
4269	F - Fox Barracks			



Mira Loma Detention Facility										Bldg no. I						
Building Condition (summary of all disciplines)										Bldg. name Administration						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■		■		1.3, 6, 9, 28; 27.21	C: ADA change door 112 to lever, enlarge toilet+shwr and remove 1 bench in each M+F locker room, remove wall & door 109, add opener to door 105; M: complete patch and coating of roof	
2	Structural															
3	Mechanical									■		■		1.66	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
4	Plumbing									■		■		1.33 1.41	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■	1.59 1.60	Provide GFI at sink. May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. I.3



No. I.6



No. I.9



No. I.28



No. I.33



No. I.41



No. I.59



No. I.60



No. I.66

ONYX ARCHITECTS



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BUILDING I PHOTOS

Mira Loma Detention Facility

Building No.1

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Reviewer / DisciplineMechanical

Building Name /Recent UseAdministration

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓								EXISTING AC UNITS WERE OLD AND WERE USING R-22 REFRIGERANT		
2	SPACE HEATING		✓								EXISTING AC UNITS ARE OLD AND WERE USING R-22 REFRIGERANT.		
3	DUCTWORK		✓								No comment		
4	GRILLES AND REGISTERS		✓								SOME GRILLES / REGISTERS NEED TO BE REPLACED.		
5													
6													

Mira Loma Detention Facility

Building No.1

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Reviewer / DisciplinePlumbing

Building Name /Recent UseAdministration

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓								EXISTING ELECTRIC WATER HEATERS WERE OLD, AND LISTED.		
2	COLDWATER PIPES		✓								No comment		
3	HOTWATER PIPES		✓								No comment		
4	GAS PIPES		✓								No comment		
5	PLUMBING FIXTURES										PLUMBING FIXTURES WERE OLD.		
6													



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BUILDING I

FIELD NOTES

1.3

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Building No.1Page 76

Reviewer / DisciplineElectrical

Building Name /Recent UseAdministration

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)				✓	✓				✓	✓			
1	POWER DISTRIBUTION			✓								480/277V MAIN PANELS WITH TRANSFORMATION TO 120/209V.	
2	LIGHTING			✓					✓	✓		2 X 4 IN TRUS TUBULAR CEILING AND SURFACE MOUNTED FIXTURES IN OPEN AREAS.	
3	CONDUIT & RECEPTACLES				✓				✓			GFI'S NEED TO BE INSTALLED ON ALL REC. WITHIN 5 1/2' OF A SINK.	
4													
5													
6													

Mira Loma Detention Facility										Bldg no. 2						
Building Condition (summary of all disciplines)										Bldg. name Main Control						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating34 Visitor Stations										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■		■			C: ADA change ~50% of doorknobs to lever, reposition sink for clearance, insulate pipes, add grab bars at toilet, lower ctr to 34" AFF, add handrails & chair lift to control rm stair; M: complete patch and coating of roof; water stain @ lobby clg	
2	Structural									■					Investigate further: CMU demising wall anchorage	
3	Mechanical									■		■		2.62	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
4	Plumbing									■		■		2.15 2.16	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■	2.39	Provide GFI at sink. May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 2.8



No. 2.15



No. 2.16



No. 2.19



No. 2.30



No. 2.39



No. 2.62

ONYX ARCHITECTS



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 2 PHOTOS

Mira Loma Detention Facility

Building No. 2

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

ATTOR MAIN CONTROL

Bldg Type

A

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

34 VISITOR STATIONS

Item No.	Item	Rating			General Comply		Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC				
OVERALL (summary)										
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life	✓							X	NEED WHITE/COA ROOF
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		✓							
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		✓							
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer		✓							CHANGE DOORNOES TO LEVER
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances		✓		✓					50% OF DOORS HAVE LEVERS, REMAINDER = KNOBS
	FLOOR: finish 1 CRT, 2 VCS base, cracks, bumps, drains, steps/ramps, moisture, seal		✓							
	CEILING type ACX height finish, paint, holes, moisture, tiles		✓						X	WATER STAINING LOBBY CLB
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings		✓							
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing									+ STAIR, SHIRT HANDRAIL TO SECURITY - CHANGE CHECKIN COUNTER TO 34" AFF
	SECURITY (reported)									
	OTHER									

Mira Loma Detention Facility

Building No. 2

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Main Control

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING AC UNITS WERE INSTALLED ON ROOF WERE NEW (3) AND (1) OLD AND NEED TO BE REPLACED, USING R-22 REFRIGERANT.	
2	SPACE HEATING		✓									SAME AS "SPACE COOLING"	
3	DUCTWORK											NO COMMENT	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE OLD AND NEED SOME REPLACE MOST. AIR DISTRIBUTION WERE POOR	
5													
6													



Mira Loma Detention Facility

Building No. 2

Page 65

Reviewer / Discipline Plumbing

Building Name /Recent Use Main Control

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										GAS WATER HEATER WAS CLO, NO DRAIN PAN, P/T RELIEF VALVE WAS SPILLING ON THE FLOOR. NO SEISMIC STRAPS.	
2	COLDWATER PIPES	✓										COPPER PIPES WERE EXISTING. NO COMMENT	
3	HOTWATER PIPES	✓										COPPER PIPES WERE EXISTING. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES											FIXTURES WERE CLO.	
6													

Mira Loma Detention Facility

Building No. 2

Page 75

Reviewer / Discipline Electrical

Building Name /Recent Use Main Control

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓				✓	✓			
2	LIGHTING			✓	✓				✓	✓		OFFICE AREA. VISITORS AREA 1x4.	
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility

Building No. 2

Page

Reviewer / Discipline

Building Name / Recent Use MAIN CENTRAL

Bldg Type BUTLER

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
	TRANSIT BUS												
	INTENTION											ANCHORAGE ?	
	CRACK WALL(S)												
	LIGHT CLADDING												

Mira Loma Detention Facility										Bldg no. 3						
Building Condition (summary of all disciplines)										Bldg. name Infirmary / Processing						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■		■		3.3, 5, 9, 12, 13, 16	C: ADA interior strike side too small, need lever hdwre, toilet+sink clearance at all 3 restrooms; M:clg water stain near dr 3-13, tile damage; break room cabinets	
2	Structural									■					Investigate further: CMU demising wall anchorage	
3	Mechanical									■		■			EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■					■		■	■	3.27	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 3.3



No. 3.5



No. 3.9



No. 3.12



No. 3.13



No. 3.16



No. 3.27

Mira Loma Detention Facility

Building No. 3

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Infirmary

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer											Strike side (interior)	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 <u>ACT</u> , 2 <u>base</u> , cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type <u>ACT</u> , height <u> </u> , finish, paint, holes, moisture, tiles											X	skin new door 3-13
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												SPR CLEARANCES @ ALL 3 REAR DOORS
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Infirmary/Processing

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING AC UNITS WERE INSTALLED ON ROOF WERE OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING		✓									SAME AS "SPACE COOLING"	
3	DUCTWORK											AIR DISTRIBUTION WERE POOR.	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE OLD AND NEEDED TO BE REPLACED.	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3

FIELD NOTES

3.2

Mira Loma Detention Facility

Building No. 3

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Reviewer / Discipline Plumbing

Building Name /Recent Use Infirmary/Processing

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											GAS WATER HEATER WAS OLD, NO DRAIN PAN, P/T RELIEF VALVE WAS SPILLING ON THE FLOOR. NO SEISMIC STRAPS.	
2	COLDWATER PIPES											COPPER PIPES WERE EXISTING. NO COMMENT	
3	HOTWATER PIPES											COPPER PIPES WERE EXISTING. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES											FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 3

Page 74

Reviewer / Discipline Electrical

Building Name /Recent Use Infirmary/Processing

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING											T-BAR CEILING 1x4. T-BAR CEILING 2x4 OFFICE.	
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 4						
Building Condition (summary of all disciplines)										Bldg. name Inmate Services						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■				4.1, 2, 8, 29	C: ADA missing grab bars, sink 14" from wall at 4 restrooms, lower reception desk to 34" AFF	
2	Structural									■					Investigate further: CMU demising wall anchorage	
3	Mechanical									■		■		4.61	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
4	Plumbing									■		■		4.47	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■	4.46	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															



No. 4.0



No. 4.1



No. 4.8



No. 4.29



No. 4.46



No. 4.47



No. 4.61

Mira Loma Detention Facility

Building No. 4

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Inmate Services (CLAS)

Bldg Type

A

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life				✓				
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes				✓				
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars				✓				
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer				✓				
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances				✓				
	FLOOR: finish 1 CONC, 2 CARP: base, cracks, bumps, drains, steps/ramps, moisture, seal				✓				
	CEILING type MTL height, finish, paint, holes, moisture, tiles				✓				
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings								
	ADA: POT; CLR sink/ tlt/ um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing							Inmate Restroom missing grab bars Sink 14" from wall to Gt staff PR: Add grab bars.	
	SECURITY (reported)							same for burger inmates barbor staff	
	ADA							Reception desk @ 42" high	
	OTHER								

Mira Loma Detention Facility

Building No. 4

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Inmate Services

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
1	SPACE COOLING		✓					EXISTING UNITS (AC) ON ROOF WERE OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING		✓					SAME AS "SPACE COOLING"	
3	DUCTWORK		✓					NO COMMENT	
4	GRILLES AND REGISTERS		✓					NO COMMENT	
5									
6									



Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No.

4

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Building Name /Recent Use

Inmate Services

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									ELECTRIC WATER HEATER WAS OLD, NO DRAIN PAN.	
2	COLDWATER PIPES		✓									COPPER PIPE WAS EXISTING, NO COMMENT	
3	HOTWATER PIPES		✓									COPPER PIPE WAS EXISTING, NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD, NON-ADA, ACCESS VALVES WAS NOT ACCESSIBLE.	
6													

Mira Loma Detention Facility

Reviewer / Discipline

Electrical

Building No.

4

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Building Name /Recent Use

Inmate Services

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION		✓										
2	LIGHTING		✓						✓	✓			
3	CONDUIT & RECEPTACLES		✓	✓									
4													
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 4

FIELD NOTES

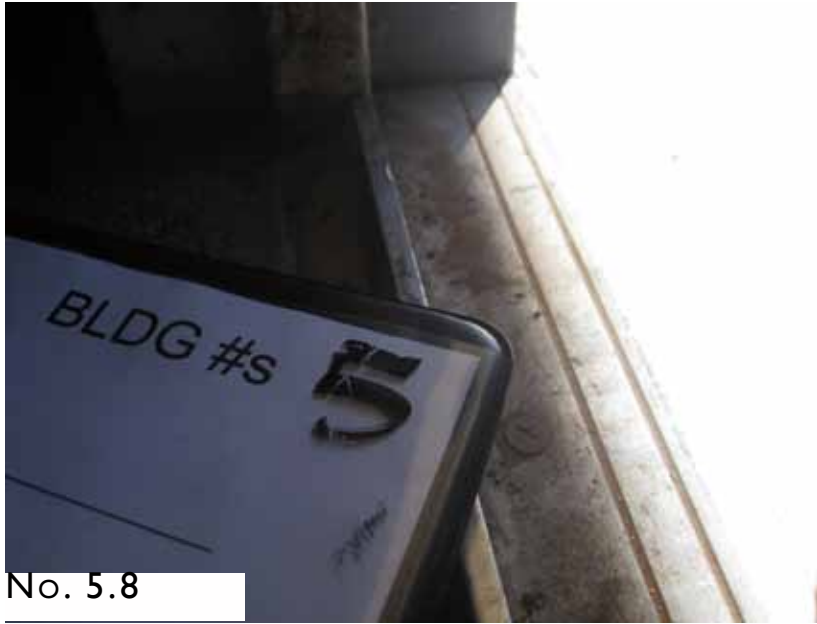
4.3

Mira Loma Detention Facility										Bldg no. 5						
Building Condition (summary of all disciplines)										Bldg. name Warehouse / Laundry						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■		■		5.1, 8, 11, 12, 29	C: ADA Change entry threshold, change all doorknobs to levers, add grab bars insulate pipes, stairs handrails; M: pinched downspout, missing tiles at womens restroom	
2	Structural									■					Investigate further: CMU demising wall anchorage	
3	Mechanical									■		■		5.38	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
4	Plumbing									■		■		5.57	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■									5.46	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 5.0



No. 5.8



No. 5.11



No. 5.12



No. 5.29



No. 5.38



No. 5.46



No. 5.57

Mira Loma Detention Facility

Building No. 5

Page

Reviewer / Discipline Architecture

Building Name /Recent Use Warehouse / Laundry

Bldg Type A (w/ CMU partition)

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			X					X			Pinched down+seal	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			X								(no conc curb @ ext wall)	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			X									
	ENTRY: path/ height, landing ext./int., threshold, strike cir, width, ext. door, hardware (lever/panic), closer			X				X				Change Threshold (Alum) to ADA	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances		X									Need lever	
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing			X				X				SECURITY PLATFORM + TOILET ROOM INACCESSIBLE	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 5

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Warehouse / Laundry

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											EXISTING AC UNITS ON ROOF WERE OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING											SAME AS "SPACE COOLING"	
3	DUCTWORK											NO COMMENT	
4	GRILLES AND REGISTERS											AIR DISTRIBUTIONS WERE POOR.	
5													
6													



Mira Loma Detention Facility

Building No. 5

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Reviewer / Discipline

Plumbing

Building Name /Recent Use Warehouse / Laundry

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									ELECTRIC WATER HTL WAS OLD NO DRAIN FOR P/T RELIEF VALVE SPILLING ON THE FLOOR.	
2	COLDWATER PIPES											COPPER PIPE EXIST. NO COMMENT.	
3	HOTWATER PIPES											COPPER PIPE EXIST. NO COMMENT.	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD, NOW- ADA.	
6													

Mira Loma Detention Facility

Building No. 5

Page 72

Reviewer / Discipline

Electrical

Building Name /Recent Use Warehouse / Laundry

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

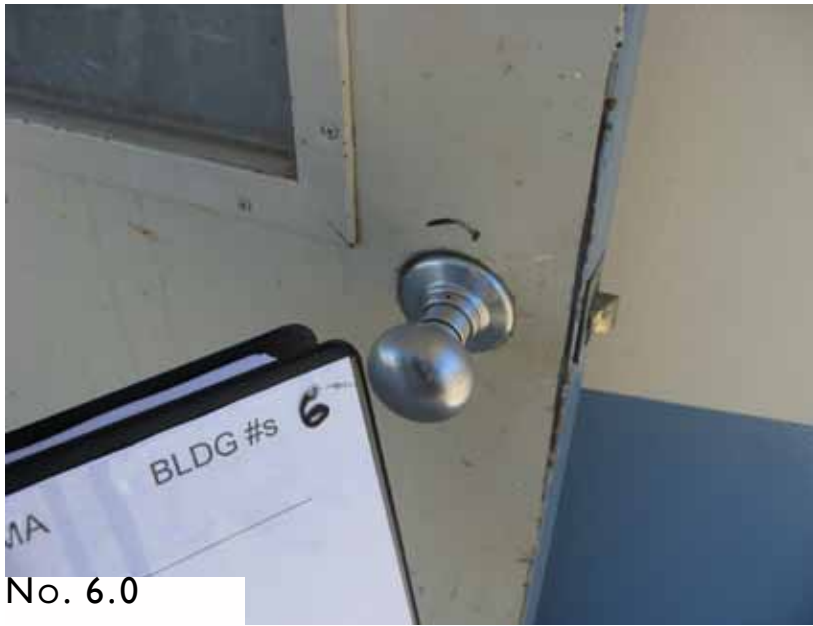
4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓								
2	LIGHTING		✓					✓✓					
3	CONDUIT & RECEPTACLES			✓✓									
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 6						
Building Condition (summary of all disciplines)										Bldg. name Utility Shop (Gardening)						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■		■		6.0, 3, 5, 8	C: ADA Change entry threshold, levers @interior doors, rebuild restroom and stairs for access; M: pinched downspout	
2	Structural									■					Investigate further: CMU demising wall anchorage	
3	Mechanical									■		■		6.75	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED. REROUTE DUCTWORK PROPERLY.	
4	Plumbing									■		■		6.73 6.78	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■	6.58	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 6.0



No. 6.3



No. 6.5



No. 6.8



No. 6.58



No. 6.73



No. 6.75



No. 6.78

Mira Loma Detention Facility

Building No. 6

Page

Reviewer / Discipline Architecture

Building Name /Recent Use GARDEN UTILITY

Bldg Type A

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life						X	Downspout pinched closed	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes								
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars								
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer							Change all doorknobs	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances								
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal								
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles								
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings						X	MISSING TILES @ WOMENS R.R.	
	ADA: POT; CLR/sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing					X		GRAB BARS, INSULATE LEVER HPWRE NEEDED - NO STORAGE NOT - COMPLIANT STAIRS	
	SECURITY (reported)								
	OTHER								

Mira Loma Detention Facility

Building No. 6

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Utility Shop (Gardening)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
1	SPACE COOLING		✓					EXISTING AC UNITS ON ROOF WERE OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING		✓					SAME AS "SPACE COOLING"	
3	DUCTWORK		✓					DUCTWORKS NEED TO BE RE ROUTE PROPERLY @ SHERIFF'S OFFICE.	
4	GRILLES AND REGISTERS		✓					GRILLES/REGISTERS NEED TO BE REPLACED.	
5									
6									

Mira Loma Detention Facility

Building No. 6

Page 61

Reviewer / Discipline Plumbing

Building Name /Recent Use Utility Shop (Gardening)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation	
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA, BSCC
Observation				Code, Program, Maintenance, Sustainability, Photo Ref., Additional Comments, For OPC Use
OVERALL (summary)				
1 WATER HEATING	✓			ELECTRIC WATER HTR. EXIST IN THE SINGLE RESTROOM NO DRAIN PAN, P/T RELIEF VALVE SPILLING ON THE FLOOR. ELECTRIC WATER HEATER, EXISTING INSIDE GREASE AREA.
2 COLDWATER PIPES	✓			COPPER PIPE WAS EXISTING NO COMMENT.
3 HOTWATER PIPES	✓			COPPER PIPE WAS EXISTING NO COMMENT.
4 GAS PIPES				No comment
5 PLUMBING FIXTURES	✓			FIXTURES WERE OLD. LOW-ADA.
6				

Mira Loma Detention Facility

Building No. 6

Page 71

Reviewer / Discipline Electrical

Building Name /Recent Use Utility Shop (Gardening)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation	
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA, BSCC
Observation				Code, Program, Maintenance, Sustainability, Photo Ref., Additional Comments, For OPC Use
OVERALL (summary)			✓	
1 POWER DISTRIBUTION			✓	
2 LIGHTING			✓	✓✓
3 CONDUIT & RECEPTACLES			✓✓	
4				
5				
6				

Mira Loma Detention Facility										Bldg no.		7					
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")					
										RATINGS							
Capacity (if applicable)										64				1 Code / Life Safety: required for basic occupancy and accessibility			
Current Size / Count										40				2 Program: required to meet regulations for intended use			
BSCC Standard										*1:10				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
Est Capacity / Rating										Up to 60				4 Sustainability: recommendations to lower operating costs			
Discipline		Rating			Compliance		Program Capacity			Recommendation							
	Building Name / Use	Poor (Red)	Fair (Y/lw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC	
	OVERALL																
1	Architectural				N	Y	40		40	■		■	■	7.0, 3	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress		
2	Structural									■					Investigate further: CMU end wall anchorage		
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.		
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.		
6	Other (If Applicable)																





No. 7.0



No. 7.2



No. 7.3

Mira Loma Detention Facility

Building No.7

Page 1

Reviewer / DisciplineMechanical

Building Name /Recent UseBaracks ("low side")

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING			✓								NEW AC UNITS WERE INSTALLED ON THE ROOF.	
2	SPACE HEATING			✓								SAME AS "SPACE COOLING"	
3	DUCTWORK			✓								DUCTWORKS WERE IN A FAIR CONDITION.	
4	GRILLES AND REGISTERS			✓								GRILLES/REGISTERS WERE OLD AND NEED TO BE REPLACED.	
5													
6													

Mira Loma Detention Facility

Building No.7

Page 60

Reviewer / DisciplinePlumbing

Building Name /Recent UseBaracks ("low side")

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									(2) 80 GALLONS GAS WATER HEATER WERE NEW AND OVER SIZED. NO STRAPS. P/T RELIEF VALVE SPILLING ON THE FLOOR.	
2	COLDWATER PIPES		✓									COPPER PIPE WAS EXISTING. NO COMMENT.	
3	HOTWATER PIPES		✓									COPPER PIPE WAS EXISTING. NO COMMENT.	
4	GAS PIPES											NO COMMENT.	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD. ACCESS VALVES WERE RUSTED.	
6													

Mira Loma Detention Facility										Building No. 7		Page 70	
Reviewer / Discipline Electrical										Building Name /Recent Use Baracks ("low side")			
										Bldg Type			
Capacity (if applicable)										Rating 1 Code / Life Safety: required for basic occupancy and accessibility 2 Program: required to meet regulations for intended use 3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building 4 Sustainability: recommendations to lower operating costs			
Current Size / Count													
BSCC Standard													
Est Capacity / Rating													
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)			✓	✓				✓	✓			
1	POWER DISTRIBUTION			✓									
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													

Mira Loma Detention Facility Building Condition (summary of all disciplines)										Bldg no. 8 Bldg. name Barracks ("low side")						
										RATINGS						
Capacity (if applicable) 64										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count 40										2 Program: required to meet regulations for intended use						
BSCC Standard *1:10										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating Up to 60										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	8.3, 6	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■		8.3	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 8.1



No. 8.3



No. 8.6

Mira Loma Detention Facility Building Condition (summary of all disciplines)										Bldg no. 9 Bldg. name Barracks ("low side")						
										RATINGS						
Capacity (if applicable) 64										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count 40										2 Program: required to meet regulations for intended use						
BSCC Standard *1:10										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating Up to 60										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	9.0, 1, 6	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■		9.3	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■			May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 9.0



No. 9.1



No. 9.2



No. 9.3



No. 9.5



No. 9.6



No. 9.7

Mira Loma Detention Facility										Bldg no.		10				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")				
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	10.3, 6	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress, damaged tile	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■		10.7	DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■		10.9	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 10.3



No. 10.6



No. 10.7



No. 10.9

Mira Loma Detention Facility										Bldg no.		11				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")				
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	11.0, 1, 3	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 11.0



No. 11.2



No. 11.3

Mira Loma Detention Facility										Bldg no.		12					
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")					
										RATINGS							
Capacity (if applicable)										64				1 Code / Life Safety: required for basic occupancy and accessibility			
Current Size / Count										40				2 Program: required to meet regulations for intended use			
BSCC Standard										*1:10				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
Est Capacity / Rating										Up to 60				4 Sustainability: recommendations to lower operating costs			
Discipline		Rating			Compliance		Program Capacity			Recommendation							
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC	
	OVERALL																
	1 Architectural				N	Y	40		40	■		■	■	12.23, 25	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, drinking fountain, toilet and shower partitions; M: complete removal of gutters, damaged wall & floor tile; S: wiring for datacomm in progress		
	2 Structural									■					Investigate further: CMU end wall anchorage		
	3 Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.		
	4 Plumbing									■		■		12.26	PLUMBING FIXTURES NEED TO BE REPLACED.		
	5 Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.		
	6 Other (If Applicable)																



No. 12.23



No. 12.25



No. 12.26

Mira Loma Detention Facility										Bldg no.		13					
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")					
										RATINGS							
Capacity (if applicable)										64				1 Code / Life Safety: required for basic occupancy and accessibility			
Current Size / Count										40				2 Program: required to meet regulations for intended use			
BSCC Standard										*1:10				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
Est Capacity / Rating										Up to 60				4 Sustainability: recommendations to lower operating costs			
Discipline		Rating			Compliance		Program Capacity			Recommendation							
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC	
	OVERALL																
1	Architectural				N	Y	40		40	■		■	■	13.0, 8, 9	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain, exterior phones need level landing; M: complete removal of gutters; S: wiring for datacomm in progress; block around pipes		
2	Structural									■					Investigate further: CMU end wall anchorage		
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.		
4	Plumbing									■		■		13.9	PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.		
6	Other (If Applicable)																





No. 13.0



No. 13.3



No. 13.8



No. 13.9

Mira Loma Detention Facility										Bldg no.		14				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")				
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N	Y	40		40	■		■	■	14.4, 12	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress; add curb cut	
	2 Structural									■					Investigate further: CMU end wall anchorage	
	3 Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
	4 Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
	5 Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
	6 Other (If Applicable)															





No. 14.0



No. 14.4



No. 14.8



No. 14.12

Mira Loma Detention Facility										Bldg no.		15				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("low side")				
										RATINGS						
Capacity (if applicable) 64										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count 40										2 Program: required to meet regulations for intended use						
BSCC Standard *1:10										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating Up to 60										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	15.1	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain, exterior phones need level landing,north P.O.T. need handrails; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 15.1



No. 15.3



No. 15.4



No. 15.5



No. 15.7

Mira Loma Detention Facility										Building No. 15		Page 1	
Reviewer / Discipline Mechanical				Building Name /Recent Use Baracks ("low side")									
				Bldg Type									
Capacity (if applicable)				Rating									
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility									
BSCC Standard				2 Program: required to meet regulations for intended use									
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building									
				4 Sustainability: recommendations to lower operating costs									
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #7"	
2	SPACE HEATING											SAME AS "BLDG #7"	
3	DUCTWORK											SAME AS "BLDG #7"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #7"	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 15
FIELD NOTES
15.2

Mira Loma Detention Facility										Bldg no.		16	
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("high side")	
										RATINGS			
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility			
Current Size / Count										2 Program: required to meet regulations for intended use			
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs			





No. 16.0



No. 16.1



No. 16.4

Mira Loma Detention Facility										Bldg no.		17				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("high side")				
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	17.0, 3, 14	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters, reapiir holes in tile; S: wiring for datacomm in progress, POT so of bldg	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 17.0



No. 17.3



No. 17.6



No. 17.8



No. 17.14

Mira Loma Detention Facility										Bldg no.		18				
Building Condition (summary of all disciplines)										Bldg. name		Barracks ("high side")				
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	18.4	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 18.1



No. 18.3



No. 18.4

Mira Loma Detention Facility										Bldg no. 19						
Building Condition (summary of all disciplines)										Bldg. name Barracks ("high side")						
										RATINGS						
Capacity (if applicable) 64										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count 40										2 Program: required to meet regulations for intended use						
BSCC Standard *1:10										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating Up to 60										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N	Y	40		40	■		■	■	19.1	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
	2 Structural									■					Investigate further: CMU end wall anchorage	
	3 Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
	4 Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
	5 Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
	6 Other (If Applicable)															





No. 19.1



No. 19.2

Mira Loma Detention Facility										Bldg no. 20						
Building Condition (summary of all disciplines)										Bldg. name Barracks ("high side")						
Capacity (if applicable) 64 Current Size / Count 40 BSCC Standard *1:10 Est Capacity / Rating Up to 60										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
							4 Sustainability: recommendations to lower operating costs									
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	20.3	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 20.3



No. 20.6



No. 20.7

Mira Loma Detention Facility Building Condition (summary of all disciplines)										Bldg no. 21 Bldg. name Barracks ("high side")						
										RATINGS						
Capacity (if applicable)		64								1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count		40								2 Program: required to meet regulations for intended use						
BSCC Standard		*1:10								3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating		Up to 60								4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylwr)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	21.1, 8, 9	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■			DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■		May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															



No. 21.1



No. 21.2



No. 21.3



No. 21.5



No. 21.8



No. 21.9



No. 21.11



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
 45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 21 PHOTOS

Mira Loma Detention Facility Building Condition (summary of all disciplines)										Bldg no. 22 Bldg. name Barracks ("high side")						
										RATINGS						
Capacity (if applicable) 64										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count 40										2 Program: required to meet regulations for intended use						
BSCC Standard *1:10										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating Up to 60										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	40		40	■		■	■	22.3, 14, 17	C: ADA phone ht, entry threshold ht., change vestibule door swing, add lever to closet door, change shower valves, toilet and shower partitions, drinking fountain; M: complete removal of gutters; S: wiring for datacomm in progress	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■		22.49	DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■		22.29	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 22.3



No. 22.14



No. 22.17



No. 22.29



No. 22.49

Mira Loma Detention Facility

Building No. 22

Page

Reviewer / Discipline

Architecture

Building Name / Recent Use

BARRACKS - TYPICAL

Bldg Type

Capacity (if applicable)

24 + 28 = 52

Current Size / Count

21 bunks = 42 beds

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓								missing downspout and security wall	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int./threshold, strike clr, width, ext. door, hardware (lever/panic), closer		✓				✗					threshold 1 1/2" (ADA) courtyard vestibule 48" change door swing	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			✓								RAISING LATCH NEEDS LEVER HANDLE ON CLOSET DR.	
	FLOOR: finish 1 CODE 2 base, cracks, bumps, drains, steps/ramps, moisture, seal			✓									
	CEILING type MTL height finish, paint, holes, moisture, tiles			✓									
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			✓									
	ADA: POT: CLR sink/ tly um/ shower/ partn/ counters; pipes, controls, switches/outlets, railing											Phone 56" Threshold Shower 46" deep, floor to sheep toilet space + bars drink fr	
	SECURITY (reported)											wiring for datacom in progress - conduit installed	
	OTHER											44 tables + chairs 8 dressing tables 4 showers, 5 toilets 4 sinks, 1 jan sink, 1 drink fr	

Mira Loma Detention Facility

Building No. 22

Page

Reviewer / Discipline

Architecture

Building Name / Recent Use

BARRACKS - TYPICAL

Bldg Type

Capacity (if applicable)

24 + 28 = 52

Current Size / Count

21 bunks = 42 beds

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓								missing downspout and security wall	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int./threshold, strike clr, width, ext. door, hardware (lever/panic), closer		✓				✗					threshold 1 1/2" (ADA) courtyard vestibule 48" change door swing	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			✓								RAISING LATCH NEEDS LEVER HANDLE ON CLOSET DR.	
	FLOOR: finish 1 CODE 2 base, cracks, bumps, drains, steps/ramps, moisture, seal			✓									
	CEILING type MTL height finish, paint, holes, moisture, tiles			✓									
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			✓									
	ADA: POT: CLR sink/ tly um/ shower/ partn/ counters; pipes, controls, switches/outlets, railing											Phone 56" Threshold Shower 46" deep, floor to sheep toilet space + bars drink fr	
	SECURITY (reported)											wiring for datacom in progress - conduit installed	
	OTHER											44 tables + chairs 8 dressing tables 4 showers, 5 toilets 4 sinks, 1 jan sink, 1 drink fr	



Mira Loma Detention Facility										Bldg no. 23						
Building Condition (summary of all disciplines)										Bldg. name Adjustment Center (high lockdown)						
Capacity (if applicable) 33 Beds Current Size / Count 16 Cells x 2 Beds + Single Cell BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	16	2	32 +1:33	■				23.0, 1, 21, 22	C: needs accessible cell, toilet, staff toilet	
2	Structural															
3	Mechanical				■								■			
4	Plumbing				■								■	23.19		
5	Electrical				■							■	■	23.35	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 23.0



No. 23.1



No. 23.19



No. 23.21



No. 23.22



No. 23.35

Mira Loma Detention Facility

Building No. 23

Page

Reviewer / Discipline Architecture

Building Name /Recent Use High Lockdown

Bldg Type 3

Capacity (if applicable) 16 rooms x 2/cr = 32

Current Size / Count +1 233

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		X										
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 CORN 2 base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type, height, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing										STAFF TOILET NOT ACCESSIBLE (Bmiller) NO ACCESSIBLE CELL TOILET		
	SECURITY (reported)												
	OTHER										17 TOILETS, 17 SHOWERS 2 SHOWERS		

Mira Loma Detention Facility

Building No. 23

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Adjustment Center (high lockdown)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING			✓								NEW AC UNITS WERE INSTALLED AT THE ROOF.	
2	SPACE HEATING			✓								SAME AS "SPACE COOLING"	
3	DUCTWORK			✓								NO COMMENT	
4	GRILLES AND REGISTERS			✓								NO COMMENT	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 23

FIELD NOTES

23.2

Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No. 23

Page 44

Building Name /Recent Use Adjustment Center (high lockdown)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									WATER HEATER WAS NEW. NO FAULT FOUND. P/T RELIEF VALVE SPILLING TO FLOOR.	
2	COLDWATER PIPES		✓									COPPER PIPE EXIST. NO COMMENT	
3	HOTWATER PIPES		✓									COPPER PIPE EXIST. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE FAIRLY IN CONDITION.	
6													

Mira Loma Detention Facility

Reviewer / Discipline

Electrical

Building No. 23

Page 54

Building Name /Recent Use Adjustment Center (high lockdown)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

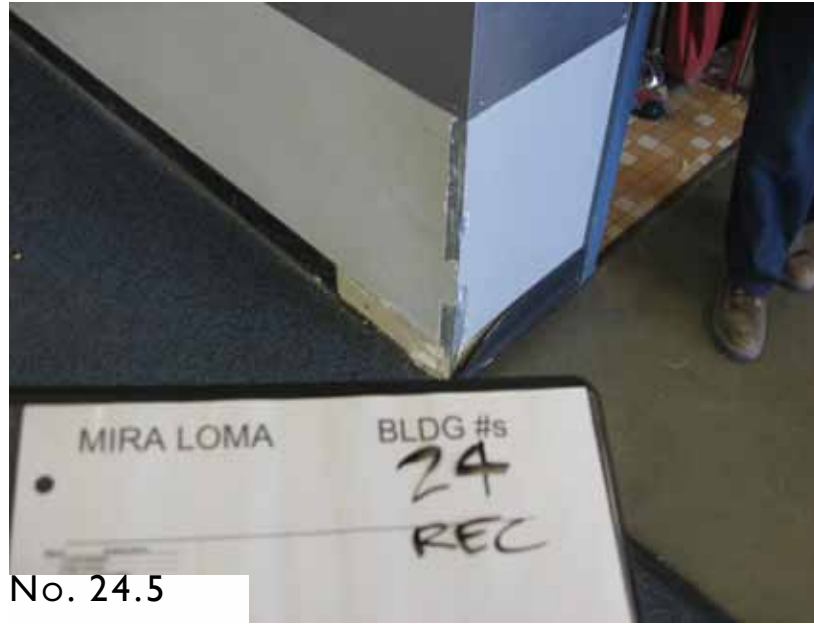
Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓								
2	LIGHTING			✓	✓				✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



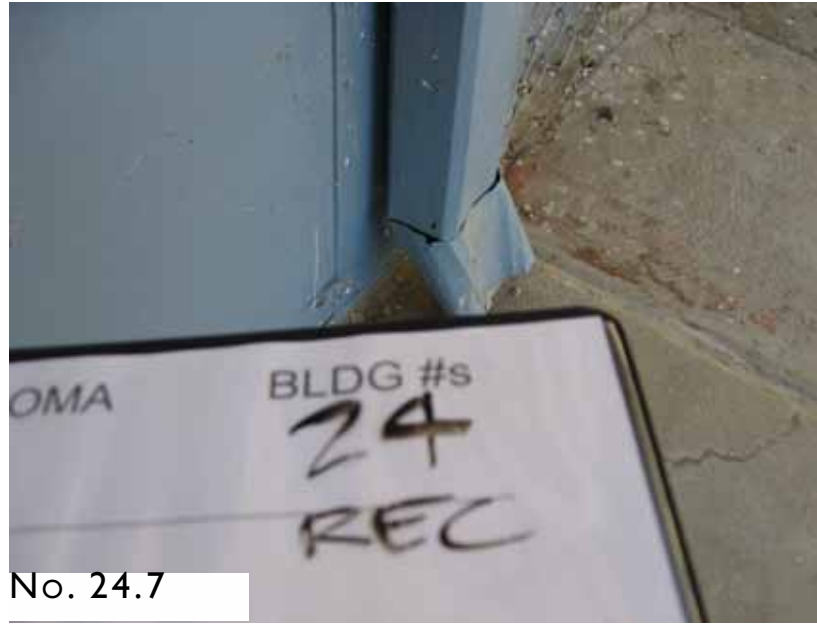
Mira Loma Detention Facility										Bldg no. 24						
Building Condition (summary of all disciplines)										Bldg. name Recreation room						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N					■		■		24.0, 5, 7, 21, 40	C: ADA toilet handrail + pipe insulation, move toilet partition 1"; M: pinched downspout	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical									■		■		24.47	DUCTWORKS NEED TO BE REROUTE PROPERLY FOR BETTER AIR DISTRIBUTION.	
4	Plumbing						4T, 4S			■		■		24.21 24.23	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■	24.45	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															



No. 24.0



No. 24.5



No. 24.7



No. 24.21



No. 24.23



No. 24.40



No. 24.45



No. 24.47

Mira Loma Detention Facility

Building No. 24

Page

Reviewer / Discipline Architecture

Building Name /Recent Use REC 12m

Bldg Type #B

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life		X					X	Pinched downspout
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		X						Metal walls
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		X						HM frames
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer		X						
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances		X						
	FLOOR: finish 1 CONC, 2 CRT base, cracks, bumps, drains, steps/ramps, moisture, seal T/C		X						
	CEILING type MIL, height 12', finish, paint, holes, moisture, tiles		X						
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings		X						
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing	X				X			handrail + shower pipe move to parking 4T, 4S 1 inch
	SECURITY (reported)								
	OTHER								

Mira Loma Detention Facility

Building No. 24

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Recreation room

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
1	SPACE COOLING			✓				NEW AC UNITS WERE INSTALLED ON ROOF.	
2	SPACE HEATING			✓				SAME AS "SPACE COOLING"	
3	DUCTWORK		✓					DUCTWORKS WERE OLD AND RUSTED, NEED TO BE REPLACED.	
4	GRILLES AND REGISTERS		✓					GRILLES/REGISTERS WERE OLD AND RUSTED, NEED TO BE REPLACED. AIR DISTRIBUTION WERE POOR.	
5									
6									



Mira Loma Detention Facility

Building No. 24Page 43

Reviewer / Discipline PlumbingBuilding Name /Recent Use Recreation roomBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										WATER HEATER WAS EXISTING, NO STRAPS, P/T RELIEF VALVE SPILLING TO FLOOR.		
2	COLDWATER PIPES										COPPER PIPE WAS EXISTING, NO COMMENT.		
3	HOTWATER PIPES										COPPER PIPE WAS EXISTING NO COMMENT.		
4	GAS PIPES										NO COMMENT		
5	PLUMBING FIXTURES										FIXTURES WERE CLO. NON-ADA.		
6													

Mira Loma Detention Facility

Building No. 24Page 53

Reviewer / Discipline ElectricalBuilding Name /Recent Use Recreation roomBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 24

FIELD NOTES

24.3

Mira Loma Detention Facility										Bldg no. 25						
Building Condition (summary of all disciplines)										Bldg. name ICE Administration						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Gm)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	na				■				25.7, 8, 10, 14,	Add kickplate at southeast exit, provide 34" AFF counter at break room; remove aftermarket deadbolt hardware on door	
2	Structural									■					Investigate further: CMU end wall anchorage	
3	Mechanical				■								■			
4	Plumbing				■								■	25.47		
5	Electrical				■							■	■	25.46	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 25.7



No. 25.8



No. 25.10



No. 25.14



No. 25.46



No. 25.47



Mira Loma Detention Facility

Building No. 25

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

L.E. Admin

Bldg Type

B mtl Exterior, some CMU partition

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weatherightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int., threshold, strike cir, width, ext. door, hardware (lever/panic), closer						✓				Kickplate @ S.E. ext		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances										HM + SL. WOOD.		
	FLOOR: finish 1 <u>carpet</u> , 2 <u>YLI</u> base, cracks, bumps, drains, steps/ramps, moisture, seal		X										
	CEILING type <u>ACI</u> , height <u> </u> , finish, paint, holes, moisture, tiles			X									
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			X									
	ADA: POT; CLR sink/ tilt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing						X				36" high break on cab		
	SECURITY (reported)						X				Aftersmarket dead bolt - remote		
	OTHER												

Mira Loma Detention Facility

Building No. 25

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

ICE Administration

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING			✓								NEW AC UNITS WERE INSTALLED ON THE ROOF.	
2	SPACE HEATING			✓								SAME AS "SPACE COOLING"	
3	DUCTWORK			✓								NO COMMENT	
4	GRILLES AND REGISTERS			✓								NO COMMENT	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 25

FIELD NOTES

25.2

Mira Loma Detention Facility

Building No. 25

Page 42

Reviewer / Discipline

Plumbing

Building Name /Recent Use

ICE Administration

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									No comment	
2	COLDWATER PIPES		✓									copper pipe exists. No comment	
3	HOTWATER PIPES		✓									Copper pipe exists. No comment	
4	GAS PIPES											No comment	
5	PLUMBING FIXTURES		✓									fixtures were old. Now No comment.	
6													

Mira Loma Detention Facility

Building No. 25

Page 52

Reviewer / Discipline

Electrical

Building Name /Recent Use

ICE Administration

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓				✓	✓			
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 26						
Building Condition (summary of all disciplines)										Bldg. name Visiting Restrooms						
Capacity (if applicable) Current Size / Count BSCC Standard Mens: 2T, 1U, 1S, ; Womens: 3T, 2S Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y				■		■		26.4, 5, 6	C: Seal CMU wall surfaces near sanitary fixtures; ADA - delete 1 stall and Men's and Womens Toilet to enlarge for ADA toilet stall	
2	Structural															
3	Mechanical									■		■			NO PROPER VENTILATION.	
4	Plumbing									■		■		26.14	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■			
6	Other (If Applicable)															





No. 26.4



No. 26.5



No. 26.6



No. 26.7



No. 26.12



No. 26.14

Mira Loma Detention Facility

Building No. 26

Page

Reviewer / Discipline Architecture

Building Name / Recent Use VISITOR RESTROOM

Bldg Type CMU WALLS / NO ROOF

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

MENS: 2T, 1U, 2S

WOMEN 3T, 2S

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓								2x6 T&G	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes											CMU	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars							X				REPLACE TORN VENT SCREENS	
	ENTRY: path/ height, landing ext./int., threshold, strike cir, width, ext. door, hardware (lever/panic), closer			✓									
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances											N/A : SECURITY GATE ONLY	
	FLOOR: finish 1 LATE 2 base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type, height, finish, paint, holes, moisture, tiles			✓								T&G	
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings		✓				✓					SEAL CMU @ FIXTURES	
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing						✓					NEED 60" CLR INSIDE WIDTH @ TOILET - DELETE 1 STALL	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 26

Page 1

Reviewer / Discipline Mechanical

Building Name / Recent Use Visiting Restrooms

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											No SPACE HEATING COOLING	
2	SPACE HEATING											No SPACE HEATING	
3	DUCTWORK											No DUCTWORK	
4	GRILLES AND REGISTERS											No GRILLES/REGISTERS	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 26

FIELD NOTES

26.2

Mira Loma Detention Facility

Building No. 26

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Reviewer / Discipline Plumbing

Building Name /Recent Use Visiting Restrooms

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
1	WATER HEATING										No WATER HEATER		
2	COLDWATER PIPES										COPPER PIPE EXISTS NO COMMENT		
3	HOTWATER PIPES										COPPER PIPE EXISTS NO COMMENT.		
4	GAS PIPES										NO COMMENT		
5	PLUMBING FIXTURES										FIXTURES WERE OLD NO HOT WATER. VENT PIPE EXPOSED @ FRONT OF BLDG.		
6													

Mira Loma Detention Facility

Building No. 26

Page 51

Reviewer / Discipline Electrical

Building Name /Recent Use Visiting Restrooms

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)			✓	✓			✓	✓				
1	POWER DISTRIBUTION												
2	LIGHTING			✓				✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓			✓					
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 27						
Building Condition (summary of all disciplines)										Bldg. name Immigration Courts						
Capacity (if applicable) 3 Courts Current Size / Count Court A: 24 Seats; B: 22; C: 24 BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N	Y			90	■		■		27.3, 14, 16, 28, 43	C; ADA exterior ramp landing too steep - rebuild landing an dcurb cut; exterior stairs need contrast stripes; M: clean roof gutters and replace mansard paneling	
	2 Structural															
	3 Mechanical				■	■							■	27.74	EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
	4 Plumbing				■	■							■		PLUMBING FIXTURES NEED TO BE REPLACED.	
	5 Electrical				■							■	■	27.32	May benefit from upgraded lighting (LED) or lighting controls.	
	6 Other (If Applicable)															



No. 27.3



No. 27.14



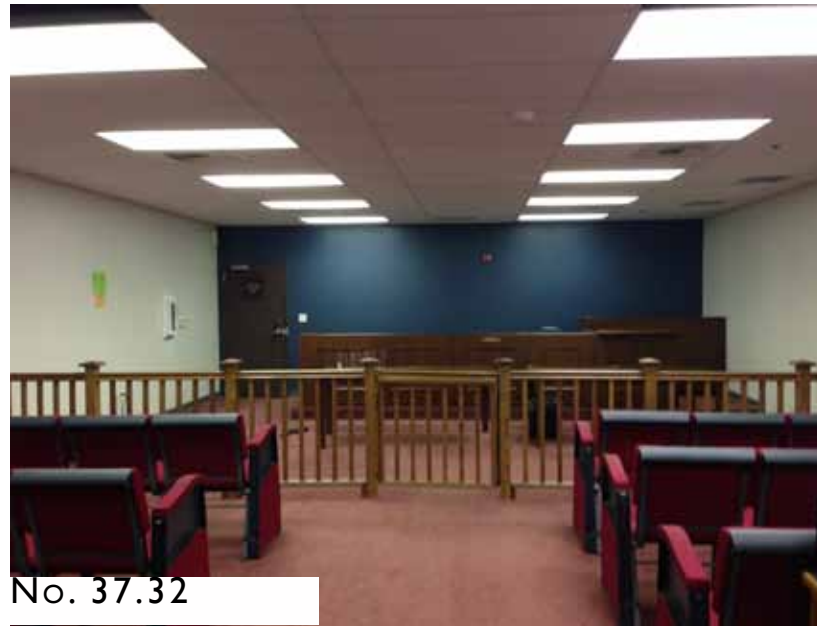
No. 27.16



No. 27.21



No. 27.28



No. 37.32



No. 27.43



No. 27.74



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
 45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 27 PHOTOS

Mira Loma Detention Facility				Building No. 27		Page 1/2	
Reviewer / Discipline		Architecture		Building Name / Recent Use			
				Bldg Type			
Capacity (if applicable)				Rating			
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility			
BSCC Standard				2 Program: required to meet regulations for intended use			
Est Capacity / Rating		HAS HOLDING CELLS		3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
A=21, B=22, C=24 TOTAL=70				4 Sustainability: recommendations to lower operating costs			
Item		Rating		General Comply		Recommendation	
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Photo Ref.
3	COURT ROOM						
OVERALL (summary)							
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life	X	X				
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			X			
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			X			
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer	X				X	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances		X				
	FLOOR: finish, base, cracks, bumps, drains, steps/ramps, moisture, seal		X				
	CEILING type, height, finish, paint, holes, moisture, tiles		X				
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			X			
	ADA: POT; CLR sink/ tit/ urn/ shower/ part/n/ counters; pipes, controls, switches/outlets, railing	X				X	
	SECURITY (reported)						
	OTHER					X	

[illegible]

ONYX ARCHITECTS

LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
 45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 27
FIELD NOTES
27.2

Mira Loma Detention Facility

Building No. 27

Page 40

Reviewer / Discipline Plumbing

Building Name /Recent Use Immigration Court

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									ELECTRIC WATER HTG. EXISTS. NO COMMENT.	
2	COLDWATER PIPES		✓									COPPER PIPE EXISTS, NO COMMENT.	
3	HOTWATER PIPES		✓									COPPER PIPE EXISTS. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE NEW.	
6													

Mira Loma Detention Facility

Building No. 27

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Immigration Court

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											EXISTING AC UNITS ON ROOF WERE OLD AND USING R-32 REFRIGERANT.	
2	SPACE HEATING											SAME AS "SPACE COOLING"	
3	DUCTWORK		✓									NO COMMENT	
4	GRILLES AND REGISTERS		✓									FAIRLY NEW	
5													
6													



Mira Loma Detention Facility				Building No. 27		Page 50							
Reviewer / Discipline		Electrical		Building Name /Recent Use Immigration Court									
				Bldg Type									
Capacity (if applicable)		<div>Rating</div> <div>1 Code / Life Safety: required for basic occupancy and accessibility</div> <div>2 Program: required to meet regulations for intended use</div> <div>3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building</div> <div>4 Sustainability: recommendations to lower operating costs</div>											
Current Size / Count													
BSCC Standard													
Est Capacity / Rating													
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)			✓	✓				✓	✓			
1	POWER DISTRIBUTION			✓									
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4	Fire Alarm			✓	✓								
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 27

FIELD NOTES

27.4

Mira Loma Detention Facility										Bldg no. 28						
Building Condition (summary of all disciplines)										Bldg. name Scheduling / Training						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N					■		■		28.0, 1, 4, 5, 26, 33, 57	C: ADA - provide contrasting stripes on stairs, ADA handrail and extensions, lever door hardware, toilet and shower; M: replace damaged exterior T-111 (320 SF) and interior siding (320 SF)	
2	Structural															
3	Mechanical									■		■		28.36		
4	Plumbing									■		■		28.45 28.38		
5	Electrical													28.5	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 28.0



No. 28.1



No. 28.4



No. 28.5



No. 28.26



No. 28.33



No. 28.36



No. 28.38



No. 28.45

Mira Loma Detention Facility

Building No. 28

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

TRAINING (OFFICE)

Bldg Type

S

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation	
	Poor (RED)	Fair (YELLOW)	Good (GREEN)	
	Code, ADA	BSCC	Code	Program
			Maintenance	Sustainability
Item No.	Observation		Photo Ref.	Additional Comments
OVERALL (summary)				
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes	X		4-11) DAMAGE/PAINT + REPLACE
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer		X	SPARE HANDRAIL, STRIKE NEED LEVER
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			
	FLOOR: finish 1 CPT, 2 base, cracks, bumps, drains, steps/ramps, moisture, seal			
	CEILING type ACT, height, finish, paint, holes, moisture, tiles	X		
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings	X		WOOD PANELING
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing			SEE ENTRY
	SECURITY (reported)			
	OTHER			

Mira Loma Detention Facility

Building No. 28

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Scheduling / Training

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation	
	Poor (RED)	Fair (YELLOW)	Good (GREEN)	
	Code, ADA	BSCC	Code	Program
			Maintenance	Sustainability
Item No.	Observation		Photo Ref.	Additional Comments
OVERALL (summary)				
1	SPACE COOLING	✓		EXISTING AC UNITS WERE INSTALLED ON THE GROUND WERE OLD AND USING R-22 REFRIGERANT.
2	SPACE HEATING	✓		SAME AS "SPACE COOLING"
3	DUCTWORK	✓		NO COMMENT
4	GRILLES AND REGISTERS	✓		GRILLES/REGISTERS WERE OLD.
5				
6				



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 28

FIELD NOTES

28.2

Mira Loma Detention Facility

Building No. 28

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Reviewer / Discipline

Plumbing

Building Name /Recent Use

Scheduling / Training

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING		✓									ELECTRIC WATER HEATER EXISTS NO COMMENT	
2	COLDWATER PIPES		✓									COPPER PIPE EXISTS. NO COMMENT.	
3	HOTWATER PIPES		✓									COPPER PIPE EXISTS. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 28

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Reviewer / Discipline

Electrical

Building Name /Recent Use

Scheduling / Training

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	POWER DISTRIBUTION			✓									
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		29				
Building Condition (summary of all disciplines)										Bldg. name		Kitchen Armory				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N					■		■		29.0, 1, 2, 4, 19	C: ADA - Doorknob, threshold, stairs, tread markings, handrail; non-accessible bath +shower; M: Rotted T-111 (96 SF) and damaged light fixture lens	
	2 Structural															
	3 Mechanical									■		■			EXISTING OLD ROOFTOP UNITS NEED TO BE REPLACED.	
	4 Plumbing									■		■		29.17	PLUMBING FIXTURES NEED TO BE REPLACED.	
	5 Electrical				■									29.21	May benefit from upgraded lighting (LED) or lighting controls.	
	6 Other (If Applicable)															



No. 29.0



No. 29.1



No. 29.2



No. 29.4



No. 29.17



No. 29.19



No. 29.21



Mira Loma Detention Facility

Building No. 29

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Kitchen Armory

Bldg Type

J

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			X									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		X						X		ROTTED T-111		
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars		X										
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer		X				X				DOORWAYS, THRESHOLD STAIRS, STAIR MARCHES, HANDRAIL		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type <u>AC</u> , height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ partn/ counters; pipes, controls, switches/outlets, railing	X					X				BATH / SHOWER NOT ACCESSIBILITY		
	SECURITY (reported)												
	OTHER							X			DAMAGED LIGHT FIXTURE LENS		

Mira Loma Detention Facility

Building No. 29

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Kitchen Armory

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		X									(E) WALL MOUNTED AC UNITS WERE OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING		X									SAME AS # "SPACE COOLING"	
3	DUCTWORK											No comment	
4	GRILLES AND REGISTERS											GRILLES/REGISTERS WERE OLD.	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 29

FIELD NOTES

29.2

Mira Loma Detention Facility

Building No. 29Page 38

Reviewer / Discipline PlumbingBuilding Name /Recent Use Kitchen ArmoryBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Good (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING		✓									NEW ELECTRICAL WATER HEATER EXIST. NO COMMENT	
2	COLDWATER PIPES		✓									COLDWATER COPPER PIPE EXISTS. NO COMMENT	
3	HOTWATER PIPES		✓									COPPER PIPES EXIST. NO COMMENT	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 29Page 48

Reviewer / Discipline ElectricalBuilding Name /Recent Use Kitchen ArmoryBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Good (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓								
2	LIGHTING			✓				✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 30						
Building Condition (summary of all disciplines)										Bldg. name Steam Plant						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
Building Name / Use		Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y				■		■		30.0, 1, 5, 15, 16	C: ADA - provide 6" ramp at entry, change to lever hardware, change 2 bathrooms (toilets, sinks, showers) for full accessibility	
2	Structural									■					Investigate further: Wall anchorage unknown, possible slender wall issues at girder seats.	
3	Mechanical															
4	Plumbing															
5	Electrical											■	■			
6	Other (If Applicable)															





No. 30.0



No. 30.1



No. 30.5



No. 30.15



No. 30.16

Mira Loma Detention Facility

Building No. 30Page

Reviewer / Discipline Architecture

Building Name /Recent Use Steam Plant

Bldg Type AB (BUTLER)

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer									X		6" STROP, DOOR KICKS	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ (tub)/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing											TOILET x2, SINK x2, SHWR MIRROR, TOWEL x2, SHOWER x1	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 30Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Steam Plant

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													



Mira Loma Detention Facility

Building No. 30Page 37

Reviewer / Discipline PlumbingBuilding Name /Recent Use Steam PlantBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No. 30Page 47

Reviewer / Discipline ElectricalBuilding Name /Recent Use Steam PlantBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓			✓	✓				
2	LIGHTING			✓				✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility				Building No. 30		Page	
Reviewer / Discipline				Building Name / Recent Use STEAM PLANT			
				Bldg Type BRICK WALL W/ METAL/STEEL ROOF			
Capacity (if applicable)				Rating			
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility			
BSCC Standard				2 Program: required to meet regulations for intended use			
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building			
				4 Sustainability: recommendations to lower operating costs			
Item		Rating		General Comply		Recommendation	
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code Program Maintenance Sustainability Photo Ref.
							Additional Comments
	OVERALL (summary)						
	ANCHORAGE of WALL						?
	NO RESISTANCE AT WEST END						DIAG - ENACED FRAMES EACH END OF THIS FACE
	SUPPORT OF STEEL BEAMS AT WALLS?						
		X					



Mira Loma Detention Facility

Bldg no. 31

Building Condition (summary of all disciplines)

Bldg. name Old Side Canteen

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural									■					Revisit – Not Visible	
2	Structural															
3	Mechanical															
4	Plumbing															
5	Electrical														No Comments	
6	Other (If Applicable)															



Mira Loma Detention Facility

Building No. 31

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Old Side Canteen

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
1		✓									EXISTING WALL MOUNTED UNITS Q. REAR OF THE BLDG. WERE OLD AND USING R-22 REFRIGERANT.	
2		✓									SAME AS "SPACE COOLING"	
3											No comment	
4		✓									GRILLES/REGISTERS WERE FAIRLY IN GOOD CONDITION.	
5												
6												

Mira Loma Detention Facility

Building No. 31

Page 36

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Old Side Canteen

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
1												
2												
3												
4												
5												
6												



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 31

FIELD NOTES

31.2

Mira Loma Detention Facility

Building No.31Page 46

Reviewer / DisciplineElectrical

Building Name /Recent UseOld Side Canteen

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		32				
Building Condition (summary of all disciplines)										Bldg. name		E & F School (portables)				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y				■		■		32.0, 1, 2, 3, 4, 7	C: ADA - exteruor stari handrail top extension, add grab bars to womens toilet, make inmate toilet room acessible, medical hand wash sink accessible; M: replace 5 torn window screens	
2	Structural															
3	Mechanical									■		■		32.2	NO PROPER VENTILATION INSIDE THE RESTROOMS.	
4	Plumbing									■		■		32.18	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■							■	■			
6	Other (If Applicable)															





No. 32.0



No. 32.1



No. 32.2



No. 32.3



No. 32.4



No. 32.7



No. 32.18

Mira Loma Detention Facility

Building No. 32

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Medical Trailer

Bldg Type

2

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation								
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA, BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)											
ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life											
WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes											
WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars							X			5 WINDOW SCREENS TURN	
ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer											
DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances											
FLOOR: finish 1STY VINYL 2 base, cracks, bumps, drains, steps/ramps, moisture, seal											
CEILING type AC height finish, paint, holes, moisture, tiles											
FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings											
ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing					X					DRINKING FOUNTAIN STAIR HANDRAIL TOP EXTENSION	
SECURITY (reported)										WOMEN'S ROOM NEEDS GRAB BARS 1 TOILET ROOM INACCESSIBLE	
OTHER					X					MEDICAL HAND WASH SINK NOT ACCESSIBLE	

Mira Loma Detention Facility

Building No. 32

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

E & F School (portables)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation								
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA, BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)											
1 SPACE COOLING										EXISTING WALL MOUNTED UNITS @ REAR OF THE BLDG. WERE OLD AND USING R-22 REFRIGERANT.	
2 SPACE HEATING										SAME AS "SPACE COOLING"	
3 DUCTWORK										No comment	
4 GRILLES AND REGISTERS										GRILLES/REGISTERS WERE FAIRLY IN GOOD CONDITION.	
5											
6											



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 32

FIELD NOTES

32.2

Mira Loma Detention Facility

Building No. 32Page 35

Reviewer / Discipline PlumbingBuilding Name /Recent Use E & F School (portables)Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										ELECTRIC WATER HTR. @ CEILING SPACE.		
2	COLDWATER PIPES										Copper pipe exists. No comment		
3	HOTWATER PIPES										copper pipe exists. No comment.		
4	GAS PIPES										No comment		
5	PLUMBING FIXTURES		✓								Fixtures were old. DRINKING FOUNTAIN WAS OLD AND BROKE.		
6													

Mira Loma Detention Facility

Building No. 32Page 45

Reviewer / Discipline ElectricalBuilding Name /Recent Use E & F School (portables)Bldg Type TRAILER

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓				✓	✓			
2	LIGHTING			✓				✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 33						
Building Condition (summary of all disciplines)										Bldg. name Heliport						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■		33.0, 6, 14, 15, 20, 22	C: ADA - restripe parking, provide accessible access aisle, add signage, make shower accessible, add toilet grab bars, raise outlets; M: repair asphalt at ADA stall	
2	Structural															
3	Mechanical									■					EXISTING EVAPORATIVE COOLER NEEDS TO BE REPLACED.	
4	Plumbing									■					PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical											■	■			
6	Other (If Applicable)															





No. 33.0



No. 33.6



No. 33.14



No. 13.15



No. 33.20



No. 33.22

Mira Loma Detention Facility

Building No. 33

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

HELIPAD

Bldg Type

A (BTLR)

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)			X									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓							MAIN SPACE IS UNCONDITIONED		
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer						✓		✓		PARKING: ACCESSIBLE PAVING, STRIPING, SIGNAGE		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 <u>CONC</u> , 2 <u>CLT</u> base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type <u>6x4</u> , height <u>8</u> , finish, paint, holes, moisture, tiles			✓									
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing						✓				MISSING GRAB BAR SHOWER W/ CURB OUTLETS TOO LOW		
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No.

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Bldg Type

2 MISC ANNEXES NEAR 26#

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes	X						X			METAL TRELLIS NOT PROPERLY ANCHORED		
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER												



Mira Loma Detention Facility

Building No. 33

Page 34

Reviewer / Discipline Plumbing

Building Name /Recent Use Heliport

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											WATER HEATER WAS OLD,	
2	COLDWATER PIPES											Copper pipe exists. No comment	
3	HOTWATER PIPES											Copper pipe exists.	
4	GAS PIPES											No comment	
5	PLUMBING FIXTURES											Fixtures were old. N/A	
6													

Mira Loma Detention Facility

Building No. 33

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Heliport

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									(2) EXISTING EVAPORATIVE COOLERS WERE OLD. EXISTING PACKAGE AC UNIT @ CEILING WERE NEW. EXISTING PORTABLE AC UNITS ON THE FLOOR.	
2	SPACE HEATING		✓									EXISTING FURNACE WERE INSTALLED OUTSIDE THE BLDG.	
3	DUCTWORK		✓									NO INSULATION ON THE DUCT WORK OUTSIDE. DUCT WORK @ CEILING SPACE NEED TO BE RE-ROUTED PROPERLY.	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE FAIRLY IN GOOD CONDITION.	
5													
6													



Mira Loma Detention Facility		Building No. 33		Page 44									
Reviewer / Discipline Electrical		Building Name /Recent Use Heliport											
		Bldg Type											
Capacity (if applicable)		Rating											
Current Size / Count		1 Code / Life Safety: required for basic occupancy and accessibility											
BSCC Standard		2 Program: required to meet regulations for intended use											
Est Capacity / Rating		3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building											
		4 Sustainability: recommendations to lower operating costs											
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)			✓					✓	✓			
1	POWER DISTRIBUTION		✓										
2	LIGHTING		✓						✓	✓			
3	CONDUIT & RECEPTACLES		✓									NOT ADA.	
4													
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 33
FIELD NOTES
33.4

Mira Loma Detention Facility										Bldg no. 34						
Building Condition (summary of all disciplines)										Bldg. name Visitor Booth						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■		34.0, 5	C: ADA - provide ramp to entry, threshold, strike clearance, lever hardware, 34" AFF counter	
2	Structural															
3	Mechanical									■		■				
4	Plumbing									■		■				
5	Electrical				■							■	■			
6	Other (If Applicable)															





No. 34.0



No. 34.3



No. 34.5

Mira Loma Detention Facility

Building No. 34

Page

Reviewer / Discipline Architecture

Building Name /Recent Use VISITOR INFO SHACK

Bldg Type CONV WALLS, NO ROOF F

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars												
	ENTRY: path/ height/ landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer	✓										2 STAIRS UP, NO LEVER	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing						X					COUNTER @ 56" HIGH	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 34

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Visitor Booth

Bldg Type

Rating

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING WALL MOUNTED AC UNIT WAS INSTALLED THEY ARE OLD.	
2	SPACE HEATING		✓									SAME AS "SPACE COOLING"	
3	DUCTWORK											NOT APPLICABLE	
4	GRILLES AND REGISTERS											NOT APPLICABLE	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 34

FIELD NOTES

34.2

Mira Loma Detention Facility

Building No. 34Page 33

Reviewer / Discipline PlumbingBuilding Name /Recent Use Visitor BoothBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											NOT APPLICABLE	
2	COLDWATER PIPIES											NOT APPLICABLE	
3	HOTWATER PIPES											NOT APPLICABLE	
4	GAS PIPES											NOT APPLICABLE	
5	PLUMBING FIXTURES											NOT APPLICABLE	
6													

Mira Loma Detention Facility

Building No. 34Page 43

Reviewer / Discipline ElectricalBuilding Name /Recent Use Visitor BoothBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 35							
Building Condition (summary of all disciplines)										Bldg. name Main Gate Booth							
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating 2										RATINGS							
										1 Code / Life Safety: required for basic occupancy and accessibility							
										2 Program: required to meet regulations for intended use							
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Discipline		Rating			Compliance		Program Capacity			Recommendation							
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments		OPC
OVERALL																	
1	Architectural				N	n/a				■		■		35.1, 6	C: ADA - provide ramp to entry; M: weatherstrip, patch and repaint interior walls		
2	Structural																
3	Mechanical									■		■	■				
4	Plumbing									■		■	■				
5	Electrical				■							■	■				
6	Other (If Applicable)																





No. 35.0



No. 35.1



No. 35.6

Mira Loma Detention Facility

Building No. 35Page

Reviewer / Discipline Architecture

Building Name /Recent Use MAIN GATE BOOTH

Bldg Type E

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating 2

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life		✓						
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		✓						
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars		✓						
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer	✓			✓			2 STEPS UP WEATHERSTRIP	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances								
	FLOOR: finish 1 CONC 2 base, cracks, bumps, drains, steps/ramps, moisture, seal		✓						
	CEILING type GYP, height, finish, paint, holes, moisture, tiles		✓						
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings	✓						REPAINT + PATCH WALLS	
	ADA: POT, CLR sink/ tlt/ um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing				✓				
	SECURITY (reported)								
	OTHER								

Mira Loma Detention Facility

Building No. 35Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Main Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING A/C UNITS WERE INSTALLED ON ROOF, OLD AND USING R-22 REFRIGERANT.	
2	SPACE HEATING		✓									SAME AS "SPACE COOLING"	
3	DUCTWORK											NO COMMENT	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE FAIRLY IN GOOD CONDITION.	
5													
6													



Mira Loma Detention Facility

Building No. MAIN 35.3

Page 30

Reviewer / Discipline

Plumbing

Building Name /Recent Use

North Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											NOT APPLICABLE	
2	COLDWATER PIPES											NOT APPLICABLE	
3	HOTWATER PIPES											NOT APPLICABLE	
4	GAS PIPES											NOT APPLICABLE	
5	PLUMBING FIXTURES											NOT APPLICABLE	
6													

Mira Loma Detention Facility

Building No. 35

Page 42

Reviewer / Discipline

Electrical

Building Name /Recent Use

Main Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													





No. 36.0



No. 36.1

Mira Loma Detention Facility

Building No. 36

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

GUARD SHACK

Bldg Type

A

Capacity (if applicable)

Current Size / Count

10x10'

BSCC Standard

Est Capacity / Rating

BUILT 2003 PARKS BOOTH CO

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer		✓									2" THRESHOLD	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			✓									
	FLOOR: finish 1 RUBBER 2 base, cracks, bumps, drains, steps/ramps, moisture, seal			✓									
	6'-9" mtl CEILING type mtl height 6'-6", finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings mtl			✓									
	ADA: POT; CLR sink/ tll/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing											SHelf TOO HIGH	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 36

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Jaffey Park Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING AC UNITS WERE INSTALLED ON ROOF, OLD AND USING R22 REFRIGERANT.	
2	SPACE HEATING		✓									SAME AS "SPACE COOLING"	
3	DUCTWORK											NO COMMENT	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE FAIRLY IN GOOD CONDITION	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 36

FIELD NOTES

36.2

Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No.

36

Page 31

Building Name /Recent Use

Jaffey Park Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											NOT APPLICABLE	
2	COLDWATER PIPIES											NOT APPLICABLE	
3	HOTWATER PIPES											NOT APPLICABLE	
4	GAS PIPES											NOT APPLICABLE	
5	PLUMBING FIXTURES											NOT APPLICABLE	
6													

Mira Loma Detention Facility

Reviewer / Discipline

Electrical

Building No.

36

Page 41

Building Name /Recent Use

Jaffey Park Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		37				
Building Condition (summary of all disciplines)										Bldg. name		North Gate Booth				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Yl/w)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.		
Building Name / Use															Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■		37.0, 4, 8	C: ADA redo P.O.T 35 Sf to eliminate steep cross-slope, lower counter to 34" AFF; M: replace asphalt shngles in 7 years	
2	Structural															
3	Mechanical									■			■			
4	Plumbing									■			■			
5	Electrical				■							■	■			
6	Other (If Applicable)															





No. 37.0



No. 37.4



No. 37.8

Mira Loma Detention Facility

Building No. 37

Page

Reviewer / Discipline Architecture

Building Name /Recent Use NORTH GATE STACK

Bldg Type E

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life	X										Review in 7 yr	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height, landing ext./int.; threshold, strike clr, width, ext. door, hardware (lever/panic), closer											P.O.T. EXTERIOR CROSS-SLOPE	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			✓									
	FLOOR: finish 1 VCS, 2 base, cracks, bumps, drains, steps/ramps, moisture, seal			✓									
	CEILING type GYP, height, finish, paint, holes, moisture, tiles			✓									
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			✓									
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing											COUNTER TOO HIGH 56" CLR 41" OTH IN RESTROOM	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 37

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use North Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 37

FIELD NOTES

37.2

Mira Loma Detention Facility

Building No. North 3537

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Reviewer / Discipline

Plumbing

Building Name /Recent Use

Main Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											ELECTRIC WATER HEATER EXISTS. NO DRAIN PAN. P/T RELIEF VALVE SPILLING ON THE FLOOR.	
2	COLDWATER PIPES											COPPER PIPE EXISTS. NO COMMENT	
3	HOTWATER PIPES											COPPER PIPE EXISTS. NO COMMENT	
4	GAS PIPES											No comment.	
5	PLUMBING FIXTURES											FIXTURES WERE OK.	
6													

Mira Loma Detention Facility

Building No. 37

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Reviewer / Discipline

Electrical

Building Name /Recent Use

North Gate Booth

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION				✓	✓			✓	✓			
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓	✓								
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 3614						
Building Condition (summary of all disciplines)										Bldg. name Outside Maintenance						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
Building Name / Use																
	OVERALL															
1	Architectural				N	n/a				■		■		3614.0, 1, 2, 15, 17, 18	C; ADA 24" h. ramp too steep, 2" threshold, no lever hardware, 30" wide doors, step down inside; M: repaint, replace all flooring	
2	Structural															
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical															
6	Other (If Applicable)															





No. 3614.0



No. 3614.1



No. 3614.2



No. 3614.15



No. 3614.17



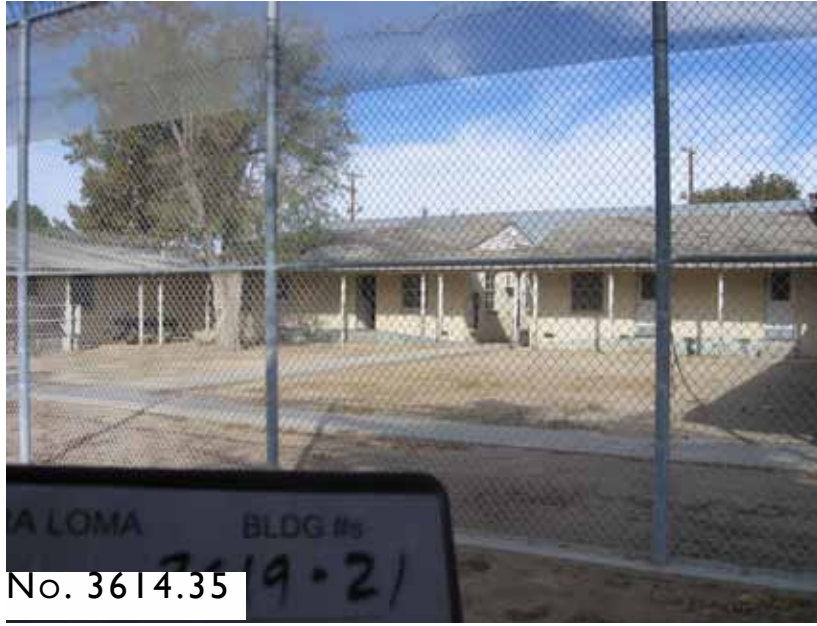
No. 3614.18



No. 3614.25



No. 3614.26



No. 3614.35

ONYX ARCHITECTS



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3614-3621
PHOTOS
3614.1



No. 3614.37



No. 3614.38



No. 3614.39



No. 3614.40



No. 3614.41



No. 3614.42



No. 3614.43



No. 3614.44



No. 3614.45



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3614-3621
PHOTOS
3614.2

Mira Loma Detention Facility

Building No. 3614

Page 29

Reviewer / Discipline Plumbing

Building Name /Recent Use Outside Maintenance

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											NO - OBSERVABLE	
2	COLDWATER PIPES		✓									PIPES WERE OLD, AND GALVANIZED	
3	HOTWATER PIPES		✓									PIPES WERE OLD AND GALVANIZED.	
4	GAS PIPES											NO COMMENT	
5	PLUMBING FIXTURES		✓									FIXTURES WERE OLD	
6													

Mira Loma Detention Facility

Building No. 3614

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Reviewer / Discipline Electrical

Building Name /Recent Use Outside Maintenance

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓								NO ACCESS	
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3615				
Building Condition (summary of all disciplines)										Bldg. name		Outside Maintenance				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■		3614.25, 26	C; ADA no lever hardware, 30" wide doors, step down inside; M: repaint, replace all flooring; S: replace windows	
2	Structural															
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical											■				
6	Other (If Applicable)															

Mira Loma Detention Facility

Building No. 3614-3621 3615Page

Reviewer / DisciplineArchitecture

Building Name /Recent UseWORK RELEASE / OUTSIDE MAINT

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life								X			PAINT EAVES	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars	X						X				REPAINT	
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer						X					RAMP TOO STEEP NEEDS LEVEL HDWE 1 1/2" THRESH	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances						X					2'-6" WIDE NO ACCESS	
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal	X										ACCESS VCT, CPT ACT?	
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles		X										
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings		X										
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing	X					X					NO ACCESS - TLT, SINK 2'-6" DOORS STEP DOWN @ SOUTH SIDE	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3615Page 1

Reviewer / DisciplinePlumbing

Building Name /Recent UseOutside Maintenance

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											SAME AS "BLDG #3614"	
2	COLDWATER PIPES											SAME AS "BLDG #3614"	
3	HOTWATER PIPES											SAME AS "BLDG #3614"	
4	GAS PIPES											SAME AS "BLDG #3614"	
5	PLUMBING FIXTURES											SAME AS "BLDG #3614"	
6													



Mira Loma Detention Facility										Building No. 3615		Page 38					
Reviewer / Discipline Electrical										Building Name /Recent Use OUTSIDE MAINTENANCE							
										Bldg Type							
Capacity (if applicable)										Rating							
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility							
BSCC Standard										2 Program: required to meet regulations for intended use							
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Item										Rating		General Comply		Recommendation			
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use				
OVERALL (summary)		✓							✓	✓							
1	POWER DISTRIBUTION																
2	LIGHTING		✓						✓	✓		REPLACE INCANDESCENT LIGHTS.					
3	CONDUIT & RECEPTACLES		✓									REPLACE GFI RECEPT. AT SINKS					
4																	
5																	
6																	

Mira Loma Detention Facility										Building No. 3615		Page 1					
Reviewer / Discipline Mechanical										Building Name /Recent Use Outside Maintenance							
										Bldg Type							
Capacity (if applicable)										Rating							
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility							
BSCC Standard										2 Program: required to meet regulations for intended use							
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Item										Rating		General Comply		Recommendation			
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use				
OVERALL (summary)																	
1	SPACE COOLING											SAME AS "BLDG #3614"					
2	SPACE HEATING											SAME AS "BLDG #3614"					
3	DUCTWORK											SAME AS "BLDG #3614"					
4	GRILLES AND REGISTERS											SAME AS "BLDG #3614"					
5																	
6																	



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3615
FIELD NOTES
3615.3

Mira Loma Detention Facility										Bldg no.		3616				
Building Condition (summary of all disciplines)										Bldg. name		Storage				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■	■	3614.35-45	Former housing: Extremely poor condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation	
2	Structural															
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical									■						
6	Other (If Applicable)															



Mira Loma Detention Facility

Building No. 3616

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Reviewer / Discipline Plumbing

Building Name /Recent Use Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING											SAME AS "BLDG #3614"	
2	COLDWATER PIPEIES											SAME AS "BLDG #3614"	
3	HOTWATER PIPES											SAME AS "BLDG #3614"	
4	GAS PIPES											SAME AS "BLDG #3614"	
5	PLUMBING FIXTURES											SAME AS "BLDG #3614"	
6													

Mira Loma Detention Facility

Building No. 3616

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and aaccessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #3614"	
2	SPACE HEATING											SAME AS "BLDG #3614"	
3	DUCTWORK											SAME AS "BLDG #3614"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #3614"	
5													
6													



Mira Loma Detention Facility										Building No. 3616		Page 37	
Reviewer / Discipline Electrical					Building Name /Recent Use Storage								
Bldg Type													
Capacity (if applicable)					Rating								
Current Size / Count					1 Code / Life Safety: required for basic occupancy and accessibility								
BSCC Standard					2 Program: required to meet regulations for intended use								
Est Capacity / Rating					3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building								
					4 Sustainability: recommendations to lower operating costs								
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)	✓					✓						
1	POWER DISTRIBUTION	✓					✓					REQUIRE PANEL REPLACEMENT (SCREEN IN PLACE)	
2	LIGHTING	✓					✓					REQUIRE REPLACEMENT.	
3	CONDUIT & RECEPTACLES	✓					✓					REQUIRE EXTENSIVE REPAIR.	
4													
5													
6													

Mira Loma Detention Facility

Building No. 3617

Page 1

Reviewer / Discipline Electrical

Building Name /Recent Use STORAGE

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)	✓					✓						
1	POWER DISTRIBUTION	✓					✓						
2	LIGHTING	✓					✓						
3	CONDUIT & RECEPTACLES	✓					✓						
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 3618							
Building Condition (summary of all disciplines)										Bldg. name Storage							
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS							
										1 Code / Life Safety: required for basic occupancy and accessibility							
										2 Program: required to meet regulations for intended use							
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Discipline		Rating			Compliance		Program Capacity			Recommendation							
Building Name / Use		Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments		OPC
OVERALL																	
1	Architectural				N	n/a				■		■	■	3614.35-45	Former housing: Extremely poor condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation		
2	Structural																
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.		
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical									■							
6	Other (If Applicable)																

Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No.

3618

Page 26

Building Name /Recent Use

Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										SAME AS "BLDG. #3614"		
2	COLDWATER PIPES										SAME AS "BLDG. #3614"		
3	HOTWATER PIPES										SAME AS "BLDG. #3614"		
4	GAS PIPES										SAME AS "BLDG. #3614"		
5	PLUMBING FIXTURES										SAME AS "BLDG. #3614"		
6													

Mira Loma Detention Facility

Reviewer / Discipline

Electrical

Building No.

3618

Page 36

Building Name /Recent Use

Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION	✓					✓						
2	LIGHTING	✓					✓						
3	CONDUIT & RECEPTACLES	✓					✓						
4													
5													
6													



Mira Loma Detention Facility										Building No. 3618		Page 1	
Reviewer / Discipline Mechanical				Building Name /Recent Use Storage									
				Bldg Type									
Capacity (if applicable)				Rating									
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility									
BSCC Standard				2 Program: required to meet regulations for intended use									
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building									
				4 Sustainability: recommendations to lower operating costs									
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Pass (GREEN)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #3614"	
2	SPACE HEATING											SAME AS "BLDG #3614"	
3	DUCTWORK											SAME AS "BLDG #3614"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #3614"	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3618
FIELD NOTES
3618.3

Mira Loma Detention Facility										Bldg no.		3619				
Building Condition (summary of all disciplines)										Bldg. name		Storage				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■	■	3614.35-45	Former housing: Extremely poor condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation	
2	Structural									■					Investigate further: Foundation anchorage to concrete stem wall unknown.	
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical									■						
6	Other (If Applicable)															



Mira Loma Detention Facility

Building No. 3619Page 25

Reviewer / Discipline PlumbingBuilding Name /Recent Use StorageBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										SAME AS "BLDG #3614"		
2	COLDWATER PIPES										SAME AS "BLDG #3614"		
3	HOTWATER PIPES										SAME AS "BLDG #3614"		
4	GAS PIPES										SAME AS "BLDG #3614"		
5	PLUMBING FIXTURES										SAME AS "BLDG #3614"		
6													

Mira Loma Detention Facility

Building No. 3619Page 35

Reviewer / Discipline ElectricalBuilding Name /Recent Use StorageBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION	✓					✓						
2	LIGHTING	✓					✓						
3	CONDUIT & RECEPTACLES	✓					✓						
4													
5													
6													



Mira Loma Detention Facility										Building No. 3619		Page 1	
Reviewer / Discipline Mechanical				Building Name /Recent Use Storage									
				Bldg Type									
Capacity (if applicable)				Rating									
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility									
BSCC Standard				2 Program: required to meet regulations for intended use									
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building									
				4 Sustainability: recommendations to lower operating costs									
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use	
OVERALL (summary)													
1	SPACE COOLING										SAME AS "BLDG 3614"		
2	SPACE HEATING										SAME AS "BLDG #3614"		
3	DUCTWORK										SAME AS "BLDG #3614"		
4	GRILLES AND REGISTERS										SAME AS "BLDG #3614"		
5													
6													



Mira Loma Detention Facility										Bldg no.		3620				
Building Condition (summary of all disciplines)										Bldg. name		Storage				
Capacity (if applicable)										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Current Size / Count										4 Sustainability: recommendations to lower operating costs						
BSCC Standard																
Est Capacity / Rating																
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■	■	3614.35-45	Former housing: Extremely poor condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation	
2	Structural									■					Investigate further: Foundation anchorage to concrete stem wall unknown.	
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical									■						
6	Other (If Applicable)															

Mira Loma Detention Facility

Building No. 3620Page 24

Reviewer / Discipline Plumbing

Building Name /Recent Use Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
1											SAME AS "BLDG #3614"	
2											SAME AS "BLDG #3614"	
3											SAME AS "BLDG #3614"	
4											SAME AS "BLDG #3614"	
5											SAME AS "BLDG #3614"	
6												

Mira Loma Detention Facility

Building No. 3620Page 34

Reviewer / Discipline Electrical

Building Name /Recent Use Storage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
1	✓					✓						
2	✓					✓						
3	✓					✓						
4												
5												
6												



Mira Loma Detention Facility				Building No. 3620		Page 1							
Reviewer / Discipline		Mechanical		Building Name /Recent Use Storage									
				Bldg Type									
Capacity (if applicable)		Rating											
Current Size / Count		1 Code / Life Safety: required for basic occupancy and accessibility											
BSCC Standard		2 Program: required to meet regulations for intended use											
Est Capacity / Rating		3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building											
		4 Sustainability: recommendations to lower operating costs											
Item		Rating		General Comply		Recommendation							
Item No.	Observation	Good (HEAT)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #3614"	
2	SPACE HEATING											SAME AS "BLDG #3614"	
3	DUCTWORK											SAME AS "BLDG #3614"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #3614"	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3620
FIELD NOTES
3620.3

Mira Loma Detention Facility										Bldg no.		3621					
Building Condition (summary of all disciplines)										Bldg. name		Storage					
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS							
										1 Code / Life Safety: required for basic occupancy and accessibility							
										2 Program: required to meet regulations for intended use							
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Discipline		Rating			Compliance		Program Capacity			Recommendation							
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments		OPC
	OVERALL																
1	Architectural				N	n/a				■		■	■	3614.35-45	Former housing: Extremely poor condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation		
2	Structural									■					Investigate further: Foundation anchorage to concrete stem wall unknown.		
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS AND EXHAUST FANS NEED TO BE REPLACED.		
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical									■							
6	Other (If Applicable)																

Mira Loma Detention Facility

Building No.3621Page 23

Reviewer / DisciplinePlumbing

Building Name /Recent UseStorage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											SAME AS "BLDG #3614"	
2	COLDWATER PIPES											SAME AS "BLDG #3614"	
3	HOTWATER PIPES											SAME AS "BLDG #3614"	
4	GAS PIPES											SAME AS "BLDG #3614"	
5	PLUMBING FIXTURES											SAME AS "BLDG #3614"	
6													

Mira Loma Detention Facility

Building No.3621Page 33

Reviewer / DisciplineElectrical

Building Name /Recent UseStorage

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility

Building No.3621Page 1

Reviewer / DisciplineMechanical

Building Name /Recent UseStorage

Bldg Type

Capacity (if applicable)

Rating

Current Size / Count

1 Code / Life Safety: required for basic occupancy and accessibility

BSCC Standard

2 Program: required to meet regulations for intended use

Est Capacity / Rating

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLOG #3614"	
2	SPACE HEATING											SAME AS "BLOG #3614"	
3	DUCTWORK											SAME AS "BLOG #3614"	
4	GRILLES AND REGISTERS											SAME AS "BLOG #3614"	
5													
6													

Mira Loma Detention Facility										Bldg no.		3626					
Building Condition (summary of all disciplines)										Bldg. name		A - Able Barracks					
										RATINGS							
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility							
Current Size / Count										2 Program: required to meet regulations for intended use							
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs							
Discipline		Rating			Compliance		Program Capacity			Recommendation							
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments		OPC
OVERALL																	
1	Architectural				N	N				■		■	■	3626.5,-8, 10, 17, 21	Former housing: Extremely poor, rotting condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation; restrooms 7S, 12T, 5U, no privacy per program		
2	Structural									■					Investigate further: High ratio diagonal sheathed roof, minimal transverse shear.		
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO REMOVED AND EXHAUST FANS NEED TO BE REPLACED.		
4	Plumbing									■		■		3626.43	PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical									■	■						
6	Other (If Applicable)																





No. 3626.5



No. 3626.6



No. 3626.7



No. 3626.8



No. 3626.10



No. 3626.17



No. 3626.21



No. 3626.43



No. 3629.0

ONYX ARCHITECTS



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3626-3629
PHOTOS
3626.1

Mira Loma Detention Facility

Building No. 3626

Page

Reviewer / Discipline Architecture

Building Name /Recent Use A-ABLE BARRACKS

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life	X											
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes	X											
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		X						X				
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer										1 1/2" THRESH		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tll/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing								X		12 T 5 D, 2 OF, 75 NO PRIVACY		
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3626

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use A-ABLE Barracks

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		X									EVAPORATIVE COOLERS WERE ABANDONED AND OLD. NEW AC UNITS WERE INSTALLED ON ROOF.	
2	SPACE HEATING		X									SAME AS "SPACE COOLING"	
3	DUCTWORK											DUCTWORKS WERE NOT INSULATED AND OLD.	
4	GRILLES AND REGISTERS											GRILLES/REGISTERS WERE OLD AND RUINED.	
5													
6													



Mira Loma Detention Facility

Building No. 3626

Page 22

Reviewer / Discipline

Plumbing

Building Name /Recent Use

A-Able Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING			✓								DOMESTIC WATER HEATERS WERE FAIRLY NEW	
2	COLDWATER PIPES	✓										COPPER PIPES WERE EXISTING/OLD.	
3	HOTWATER PIPES	✓										COPPER PIPES WERE EXISTING/OLD.	
4	GAS PIPES											NO COMMENT.	
5	PLUMBING FIXTURES	✓										FIXTURES WERE VERY OLD. LOW - ADA.	
6													

Mira Loma Detention Facility

Building No. 3626

Page 32

Reviewer / Discipline

Electrical

Building Name /Recent Use

A-Able Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION	✓					✓	✓				REPLACE.	
2	LIGHTING	✓					✓	✓				REQUIRE REPLACEMENT.	
3	CONDUIT & RECEPTACLES	✓										EXTENSIVE REPAIR.	
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3627				
Building Condition (summary of all disciplines)										Bldg. name		D - Dog Barracks				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	N				■		■	■		Former housing: Extremely poor, rotting condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation; restrooms 7S, 12T, 5U, no privacy per program	
2	Structural									■					Investigate further: High ratio diagonal sheathed roof, minimal transverse shear.	
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO BE REMOVED AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical									■	■					
6	Other (If Applicable)															

Mira Loma Detention Facility

Building No. 3627

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use D- Dog Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #3626"	
2	SPACE HEATING											SAME AS "BLDG #3626"	
3	DUCTWORK											SAME AS "BLDG #3626"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #3626"	
5													
6													

Mira Loma Detention Facility

Building No. 3627

Page 21

Reviewer / Discipline Plumbing

Building Name /Recent Use D- Dog Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING											SAME AS "3626"	
2	COLDWATER PIPEIES											SAME AS "3626"	
3	HOTWATER PIPES											SAME AS "3626"	
4	GAS PIPES											SAME AS "3626"	
5	PLUMBING FIXTURES											SAME AS "3626"	
6													

Mira Loma Detention Facility										Building No. 3627		Page 31	
Reviewer / Discipline Electrical					Building Name /Recent Use D- Dog Barracks								
					Bldg Type								
Capacity (if applicable)					Rating								
Current Size / Count					1 Code / Life Safety: required for basic occupancy and accessibility								
BSCC Standard					2 Program: required to meet regulations for intended use								
Est Capacity / Rating					3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building								
					4 Sustainability: recommendations to lower operating costs								
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)	✓					✓	✓					
1	POWER DISTRIBUTION	✓											
2	LIGHTING	✓					✓	✓					
3	CONDUIT & RECEPTACLES	✓											
4													
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDINGS 3627
FIELD NOTES
3627.3

Mira Loma Detention Facility										Bldg no. 3628							
Building Condition (summary of all disciplines)										Bldg. name C - Charlie Barracks							
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS							
										1 Code / Life Safety: required for basic occupancy and accessibility							
										2 Program: required to meet regulations for intended use							
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Discipline		Rating			Compliance		Program Capacity			Recommendation							
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments		OPC
	OVERALL																
1	Architectural				N	N				■		■	■		Former housing: Extremely poor, rotting condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation; restrooms 7S, 12T, 5U, no privacy per program		
2	Structural									■					Investigate further: High ratio diagonal sheathed roof, minimal transverse shear.		
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO BE REMOVED AND EXHAUST FANS NEED TO BE REPLACED.		
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.		
5	Electrical									■	■						
6	Other (If Applicable)																



Mira Loma Detention Facility

Building No. 3628

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use C-Charlie Barracks

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Fair (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG #3626"	
2	SPACE HEATING											SAME AS "BLDG #3626"	
3	DUCTWORK											SAME AS "BLDG #3626"	
4	GRILLES AND REGISTERS											SAME AS "BLDG #3626"	
5													
6													

Mira Loma Detention Facility

Building No. 3628

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Reviewer / Discipline Plumbing

Building Name /Recent Use C-Charlie Barracks

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Fair (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING											SAME AS "3626"	
2	COLDWATER PIPEIS											SAME AS "3626"	
3	HOTWATER PIPES											SAME AS "3626"	
4	GAS PIPES											SAME AS "3626"	
5	PLUMBING FIXTURES											SAME AS "3626"	
6													



Mira Loma Detention Facility										Building No. 3628		Page 30	
Reviewer / Discipline Electrical										Building Name /Recent Use C-Charlie Barracks			
										Bldg Type			
Capacity (if applicable)										Rating 1 Code / Life Safety: required for basic occupancy and accessibility 2 Program: required to meet regulations for intended use 3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building 4 Sustainability: recommendations to lower operating costs			
Current Size / Count													
BSCC Standard													
Est Capacity / Rating													
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)	✓					✓	✓					
1	POWER DISTRIBUTION	✓											
2	LIGHTING	✓					✓	✓					
3	CONDUIT & RECEPTACLES	✓											
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3629				
Building Condition (summary of all disciplines)										Bldg. name		B - Barker Barracks				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	N				■		■	■	3629.0.	Former housing: Extremely poor, rotting condition; currently used for occasional storage, recommend demolition / replacement if intended for human habitation; restrooms 7S, 12T, 5U, no privacy per program	
2	Structural									■					Investigate further: High ratio diagonal sheathed roof, minimal transverse shear.	
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO BE REMOVED AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical									■	■					
6	Other (If Applicable)															

Mira Loma Detention Facility										Building No. 3629		Page 1	
Reviewer / Discipline Mechanical				Building Name /Recent Use B-Barker Barracks									
				Bldg Type									
Capacity (if applicable)				Rating									
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility									
BSCC Standard				2 Program: required to meet regulations for intended use									
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building									
				4 Sustainability: recommendations to lower operating costs									
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG. #3626"	
2	SPACE HEATING											SAME AS "BLDG. #3626"	
3	DUCTWORK											SAME AS "BLDG. #3626"	
4	GRILLES AND REGISTERS											SAME AS "BLDG. #3626"	
5													
6													

Mira Loma Detention Facility										Building No. 3629		Page 1	
Reviewer / Discipline Plumbing				Building Name /Recent Use B-Barker Barracks									
				Bldg Type									
Capacity (if applicable)				Rating									
Current Size / Count				1 Code / Life Safety: required for basic occupancy and accessibility									
BSCC Standard				2 Program: required to meet regulations for intended use									
Est Capacity / Rating				3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building									
				4 Sustainability: recommendations to lower operating costs									
Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING											SAME AS "3626"	
2	COLDWATER PIPEIES											SAME AS "3626"	
3	HOTWATER PIPES											SAME AS "3626"	
4	GAS PIPES											SAME AS "3626"	
5	PLUMBING FIXTURES											SAME AS "3626"	
6													



Mira Loma Detention Facility

Building No. 3629Page 29

Reviewer / Discipline Electrical

Building Name /Recent Use B-Barker Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)	✓					✓	✓					
1	POWER DISTRIBUTION	✓											
2	LIGHTING	✓					✓	✓					
3	CONDUIT & RECEPTACLES	✓											
4													
5													
6													

Mira Loma Detention Facility

Building No. 3629Page

Reviewer / Discipline

Building Name /Recent Use BOO BARACKS 2-Story

Bldg Type OFFICERS QUARTERS

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
	OVERALL (summary)												
1	1957		X									VERY SMALL ROOMS -	
												LITTLE LATEX RESISTANT ALONG EXT. FACES.	



Mira Loma Detention Facility										Bldg no.		3630				
Building Condition (summary of all disciplines)										Bldg. name		FSB (Facilities Service Building)				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
OVERALL																
1	Architectural				N	n/a				■		■		3630.2, 3, 7, 8, 28	C; ADA restroom, replace handrails at stairs (4 steps); replace damaged drywall ceiling 60 SF	
2	Structural									■					Retrofit: URM walls without anchorage, diagonal sheathing, clerestory, insufficient rod bracing, etc.	
3	Mechanical									■		■		3630.82 3630.85	ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO BE REMOVED AND EXHAUST FANS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical										■	■	■			
6	Other (If Applicable)															





No. 3630.2



No. 3630.3



No. 3630.7



No. 3630.8



No. 3630.28



No. 3630.82



No. 3630.85

Mira Loma Detention Facility

Building No. 3630

Page

Reviewer / Discipline Architecture

Building Name /Recent Use FSB

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life										X	CMU WALLS, STEEL FRAME WOOD CLAYESTORY ROOF PATCH LEAKS	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes											SOME CORRUGATED METL, CMU.	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars											METL SASH	
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles										X	HOLES IN CLG DUE TO LEAK.	
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing											HANDRAIL @ STAIRS	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3630

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use FSB (Facility Services Building)

Bldg Type

Capacity (if applicable)

Current Size / Count

Rating

BSCC Standard

1 Code / Life Safety: required for basic occupancy and accessibility

Est Capacity / Rating

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											EXISTING EVAPORATIVE COOLERS WERE OLD AND RUSTED ON ROOF.	
2	SPACE HEATING											NO SPACE HEATING	
3	DUCTWORK											DUCTWORKS WERE OLD AND RUSTED.	
4	GRILLES AND REGISTERS											GRILLES/REGISTERS WERE OLD AND RUSTED.	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3630

FIELD NOTES

3630.2

Mira Loma Detention Facility

Building No. 3630 Page 1

Reviewer / Discipline Plumbing

Building Name /Recent Use FSB (Facility Services Building)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										DOMESTIC STORAGE TANK EXIST. WAS OLD AND RUSTY.	
2	COLDWATER PIPES	✓										COPPER PIPES WERE OLD. N	
3	HOTWATER PIPES											COPPER PIPES WERE OLD.	
4	GAS PIPES											NO COMMENT.	
5	PLUMBING FIXTURES											FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 3630 Page 1

Reviewer / Discipline Electrical

Building Name /Recent Use FSB (FACILITIES SERVICE BUILDING)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION		✓										
2	LIGHTING		✓					✓	✓	✓		LIGHTING SHOULD BE REPLACED	
3	CONDUIT & RECEPTACLES		✓										
4													
5													
6													



Mira Loma Detention Facility

Building No. 3630

Page

Reviewer / Discipline

Building Name / Recent Use FSB

Bldg Type CMBO - BRICK-WOOD/STEEL

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Roof Steel Girders Transverse 18'

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
	DIAL STITCH Root	X											
	BRICK WALL	X										NOT ANCHORED	
	PENNY BRICK WALL PROVIDES CAT												
	HORIZ TIE ROD AT PLANT OF LOWER ROOF	X											
	CURTAIN WALL	X										YOUNG CABLE	

ONYX ARCHITECTS



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3630

FIELD NOTES

3630.4

Mira Loma Detention Facility

Building Condition (summary of all disciplines)

Bldg no. 3632

Bldg. name Old Side School / Archive?

Capacity (if applicable)										RATINGS						
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility						
BSCC Standard										2 Program: required to meet regulations for intended use						
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■				3632	Interior not available for inspection; exterior in poor condition	
2	Structural															
3	Mechanical															
4	Plumbing															
5	Electrical														NO ACCESS	
6	Other (If Applicable)															





No. 3632.0



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3632 PHOTOS

Mira Loma Detention Facility

Building No.3632Page 1

Reviewer / DisciplineMechanicalBuilding Name /Recent Useide School ArchiveBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													

Mira Loma Detention Facility

Building No.3632Page 28

Reviewer / DisciplineElectricalBuilding Name /Recent Useide School ArchiveBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	POWER DISTRIBUTION											No Access.	
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													

Mira Loma Detention Facility

Building No. 3632

Page 18

Reviewer / Discipline Plumbing

Building Name /Recent Use Ide School Archive

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													



Mira Loma Detention Facility										Bldg no.		3636				
Building Condition (summary of all disciplines)										Bldg. name		Backgrounds				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	n/a				■		■	■	3636.5, 6	C; ADA replace door and threshold, add lever hardware; M/S recommend window replacmeent, repaint walls	
2	Structural															
3	Mechanical									■		■		3636.1	ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO REMOVED.	
4	Plumbing									■		■				
5	Electrical										■	■	■	3636.1	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 3636.1



No. 3636.5



No. 3636.6



No. 3636.9



Mira Loma Detention Facility

Building No. 3636Page

Reviewer / Discipline ArchitectureBuilding Name /Recent Use Admin SERV. OFFICE

Bldg Type 4 E

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply	Recommendation	Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)					
OVERALL (summary)									
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life		✓						
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes		✓						
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		✓						
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer							DOOR HAD 1" THRESH. KNOB	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances								
	FLOOR: finish 1 <u>OK</u> , 2 base, cracks, bumps, drains, steps/ramps, moisture, seal								
	CEILING type <u>OK</u> , height, finish, paint, holes, moisture, tiles								
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings								
	ADA: POT; CLR sink/ tlt/ um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing								
	SECURITY (reported)								
	OTHER								

Mira Loma Detention Facility

Building No. 3636Page 1

Reviewer / Discipline MechanicalBuilding Name /Recent Use Backgrounds

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EVAPORATIVE COOLERS WERE INSTALLED ON ROOF AND REPAIRED. EXISTING WALL MOUNTED AC UNITS WERE OLD.	
2	SPACE HEATING		✓									EXISTING WALL HEATERS WERE OLD AND RUSTED.	
3	DUCTWORK											NOT APPLICABLE	
4	GRILLES AND REGISTERS											NOT APPLICABLE	
5													
6													



Mira Loma Detention Facility

Building No. 3636Page 17

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Backgrounds

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING											NOT APPLICABLE	
2	COLDWATER PIPES											NOT APPLICABLE	
3	HOTWATER PIPES											NOT APPLICABLE	
4	GAS PIPES											NOT APPLICABLE	
5	PLUMBING FIXTURES											NOT APPLICABLE	
6													

Mira Loma Detention Facility

Building No. 3636Page 27

Reviewer / Discipline

Electrical

Building Name /Recent Use

Backgrounds

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING											Replace Recommendations.	
3	CONDUIT & RECEPTACLES												
4	power for GAS PUMPS.												
5													
6													



Mira Loma Detention Facility										Bldg no. 3637						
Building Condition (summary of all disciplines)										Bldg. name Hangar I						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
Building Name / Use		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
OVERALL																
1	Architectural				N	n/a				■		■		3637.2, 4, 5, 9	C: sagging structure, bowstring trusses need add'l posts, ADA - hanger doors not accessible; M: repart leaks and holes in skylights; for storage only, not fit for habitation	
2	Structural									■					Replace Building: Failing bowtruss roof and limited lateral system.	
3	Mechanical														ALL EXISTING EVAPORATIVE COOLERS NEED TO BE REPLACED.	
4	Plumbing															
5	Electrical									■						
6	Other (If Applicable)															





No. 3637.2



No. 3637.4



No. 3637.5



No. 3637.9

Mira Loma Detention Facility

Building No. 3637

Page

Reviewer / Discipline Architecture

Building Name /Recent Use HANGER 1 / STORAGE

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life	X										MTL PANELS ON ROW STRING TRUSS	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes											WOOD POSTS, STD WALLS	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars	X										SKYLIGHTS	
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer											HANGER DOORS 40' HIGH	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3637

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Hanger 1

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING EVAPORATIVE COOLERS WERE OLD AND RUSTED.	
2	SPACE HEATING		✓									CEILING MOUNTED SPACE HEATERS WERE OLD AND RUSTED.	
3	DUCTWORK		✓									DUCTWORKS WERE OLD AND RUSTED.	
4	GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE OLD AND RUSTED.	
5													
6													



Mira Loma Detention Facility

Building No. 3637

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Reviewer / Discipline

Plumbing

Building Name /Recent Use

Hanger 1

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										OLD AND RUSTED.	
2	COLDWATER PIPES	✓										COPPER / GALVANIZED PIPES WERE EXISTING / OLD /	
3	HOTWATER PIPES	✓										COPPER PIPE / GALVANIZED WERE EXISTING / OLD.	
4	GAS PIPES	✓										GAS PIPES WERE OLD.	
5	PLUMBING FIXTURES	✓										FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 3637

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Reviewer / Discipline

Electrical

Building Name /Recent Use

Hanger 1

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION		✓				✓						
2	LIGHTING		✓					✓✓					
3	CONDUIT & RECEPTACLES		✓				✓				NONE ADA.		
4													
5													
6													



Mira Loma Detention Facility

Building No. 3637

Page

Reviewer / Discipline

Building Name / Recent Use

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
	typical Bow frame (Walls)	X											
	tie-rods at lower points	X											
	Paintwork "retrofit"												
	TW roof												
	tie rods at lower walls												
		X											





No. 3638.7



No. 3638.10



No. 3638.18



No. 3638.20



No. 3638.28



No.3638.36



No. 3638.43



Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No.

3638

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Building Name /Recent Use

Training Room

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											DOMESTIC WATER PIPES WERE OLD / RUSTY, NO DRAIN PAN, PIT ROOF VALVE SPILLING ON THE GROUND.	
2	COLDWATER PIPES											GALVANIZED PIPE WERE EXISTING / OLD	
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES											FIXTURES WERE OLD, URINALS DON'T HAVE FLOOR DRAIN, NO ADA	
6													

Mira Loma Detention Facility

Reviewer / Discipline

Electrical

Building No.

3638

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Building Name /Recent Use

Training Room

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3638

FIELD NOTES

3638.3

Mira Loma Detention Facility										Bldg no.		3642				
Building Condition (summary of all disciplines)										Bldg. name		War Eagle Tower (airport tower)				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N									3642.1, 2, 5, 18, 19, 22	C: LS, ADA doors too narrow, landign has 2 steps up, toilet, upper sloors not accessible; M posts, doors, ceiling s and flooring in poorcondition, should be replaced, may be historic	
	2 Structural															
	3 Mechanical													3642.56	ALL EXISTING EVAPORATIVE COOLERS (ABANDONED) NEED TO REMOVED.	
	4 Plumbing													3642.45	PLUMBING FIXTURES NEED TO BE REPLACED.	
	5 Electrical															
	6 Other (If Applicable)															





No. 3642.1



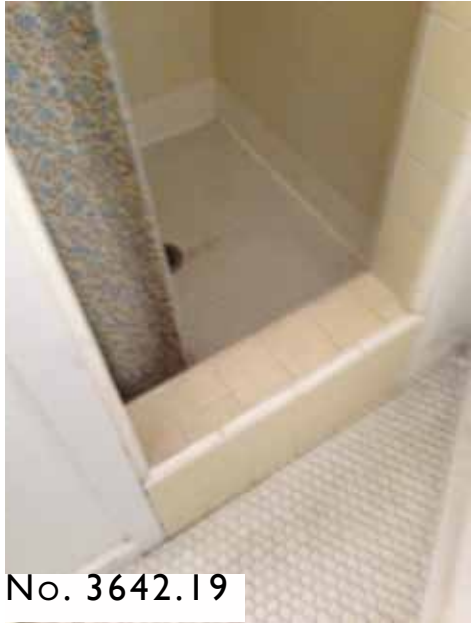
No. 3642.2



No. 3642.5



No. 3642.18



No. 3642.19



No. 3642.22



No. 3642.45



No. 3642.56

Mira Loma Detention Facility

Building No. 3642Page

Reviewer / Discipline Architecture

Building Name /Recent Use War Eagle Tower (officer)

Bldg Type F (multi-story air control tower)

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est. Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life		X										
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes	X											
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		X										
X	ENTRY: path/ height, landing ext./int., threshold, strike cir, width, ext. door, hardware (lever/panic), closer										NON ACCESSIBLE, 2 STEPS UP		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances	X						X			20 TO 2-6 WIDE		
	FLOOR: finish 1 <u>PT</u> , 2 <u>base</u> , cracks, bumps, drains, steps/ramps, moisture, seal			X									
	CEILING type <u>PLASTER</u> height <u>8</u> , finish, paint, holes, moisture, tiles		X										
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings			X									
	ADA: POT; CLR sink/ tilt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing	X											
	SECURITY (reported)												
	OTHER										MAY BE HISTORIC		

Mira Loma Detention Facility

Building No. 3642Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use War Eagle Tower (airport tower)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		X								EVAPORATIVE COOLERS WERE ABANDONED AND OLD. EVERY ROOM HAVE THEIR OWN WALL MOUNTED A/C UNITS.		
2	SPACE HEATING		X								NEW FURNACE WAS INSTALLED NEXT TO THE DOOR. FURNACE SHOULD BE IN A CLOSET.		
3	DUCTWORK		X								DUCTWORKS WERE EXPOSED BELOW CEILING, OLD AND RUSTED.		
4	GRILLES AND REGISTERS		X								GRILLES/REGISTERS WERE OLD AND RUSTED.		
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3642

FIELD NOTES

3642.2

Mira Loma Detention Facility

Building No. 3642Page 14

Reviewer / Discipline PlumbingBuilding Name /Recent Use War Eagle Tower (airport tower)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										OLD AND RUSTED.	
2	COLDWATER PIPES	✓										GALVANIZED PIPES WERE EXISTING/OLD.	
3	HOTWATER PIPES	✗										NOT APPLICABLE	
4	GAS PIPES	✓										OLD AND RUSTED.	
5	PLUMBING FIXTURES	✓										FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 3642Page 24

Reviewer / Discipline ElectricalBuilding Name /Recent Use War Eagle Tower (airport tower)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION		✓		✓			✓					
2	LIGHTING			✓				✓					
3	CONDUIT & RECEPTACLES		✓		✓			✓					
4													
5													
6													



Mira Loma Detention Facility										Bldg no. 3645						
Building Condition (summary of all disciplines)										Bldg. name G-Barracks (hard lock)						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N					■		■		3645.8, 14	C: lever hardware; M: replace damageed siding	
2	Structural															
3	Mechanical									■		■		3645.7	ALL EXISTING EVAPORATIVE COOLERS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical											■		3645.28	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 3645.5



No. 3645.6



No. 3645.7



No. 3645.8



No. 3645.14



No. 3645.21



No. 3645.23



No. 3645.25



No. 3645.28



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 3645+3646
PHOTOS
3645.1

Mira Loma Detention Facility

Building No. 3645 MEXC 31128

Page

Reviewer / Discipline

Architecture

Building Name /Recent Use

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
SECURITY (reported)												
OTHER												

Mira Loma Detention Facility

Building No. 3645

Page 1

Reviewer / Discipline

Mechanical

Building Name /Recent Use

G-Barracks (hard lock)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation									
Item No.	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)												
1 SPACE COOLING		✓									EVAPORATIVE COOLERS WERE OLD AND RUSTED ON ROOF. EXHAUST FANS WERE OLD.	
2 SPACE HEATING		✓									No SPACE HEATING.	
3 DUCTWORK											NOT APPLICABLE	
4 GRILLES AND REGISTERS		✓									GRILLES/REGISTERS WERE OLD AND RUSTED.	
5												
6												



Mira Loma Detention Facility

Building No. 3645Page 13

Reviewer / Discipline PlumbingBuilding Name /Recent Use G-Barracks (hard lock)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										WATER HEATER ON THE FLOOR, NO STRAPS P/T RELIEF VALVE SPILLING ON THE FLOOR.	
2	COLDWATER PIPES	✓										GALVANIZE PIPES WERE EXISTING.	
3	HOTWATER PIPES	✓										OLD AND RUSTED.	
4	GAS PIPES	✓										NO COMMENT	
5	PLUMBING FIXTURES	✓										FIXTURES WERE OLD.	
6													

Mira Loma Detention Facility

Building No. 3645Page 23

Reviewer / Discipline ElectricalBuilding Name /Recent Use G-Barracks (hard lock)

Bldg Type METAL BUILDING.

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION	✓											
2	LIGHTING		✓						✓				
3	CONDUIT & RECEPTACLES	✓											
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3646				
Building Condition (summary of all disciplines)										Bldg. name		G-Barracks (hard lock)				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N		20 bd			■	■		■	3645.21, 23, 25	C: ADA - Replace entry threshold, sink, toilet, urinals not accessible; P/S: investigate visual security	
2	Structural															
3	Mechanical									■		■		3646.6	ALL EXISTING EVAPORATIVE COOLERS NEED TO BE REPLACED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical											■	■			
6	Other (If Applicable)															



Mira Loma Detention Facility

Building No. 3646

Page

Reviewer / Discipline Architecture

Building Name /Recent Use HARD LOCK

Bldg Type

Rating

Capacity (if applicable) 10 CELLS/20 BEDS

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int. threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tub/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing											NOT ACCESS	
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3646

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use G-Barracks (hard lock)

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											SAME AS "Bldg #3645"	
2	SPACE HEATING											SAME AS "Bldg #3645"	
3	DUCTWORK											SAME AS "Bldg #3645"	
4	GRILLES AND REGISTERS											SAME AS "Bldg #3645"	
5													
6													



Mira Loma Detention Facility

Building No. 3646Page 12

Reviewer / Discipline PlumbingBuilding Name /Recent Use G-Barracks (hard lock)Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											SAME AS "3645"	
2	COLDWATER PIPES											SAME AS "3645"	
3	HOTWATER PIPES											SAME AS "3645"	
4	GAS PIPES											SAME AS "3645"	
5	PLUMBING FIXTURES											SAME AS "3645"	
6													

Mira Loma Detention Facility

Building No. 3646Page 22

Reviewer / Discipline ElectricalBuilding Name /Recent Use G-Barracks (hard lock)Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING											Replacement Required	
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3656				
Building Condition (summary of all disciplines)										Bldg. name		Silver Bullet (British 'Theater')				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N		n/a			■		■		3656.1, 2, 4, 11	C: LS - replace missing panic hardware; ADA - Add 6" ramp to entry, provide stage lift; M: replace 20% of acoustic ceiling tile; potentially historic	
2	Structural															
3	Mechanical									■		■			ALL EXISTING EVAPORATIVE COOLERS NEED TO BE REPLACED.	
4	Plumbing									■		■		3656.18	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical													3656.28	May benefit from upgraded lighting (LED) or lighting controls.	
6	Other (If Applicable)															





No. 3656.1



No. 3656.2



No. 3656.4



No. 3656.11



No. 3656.18



No. 3656.28

Mira Loma Detention Facility

Building No. 3656Page

Reviewer / Discipline ArchitectureBuilding Name /Recent Use "SILVER BULLET" / TRAININGBldg Type DAssembly

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation	POTENTIALLY HISTORIC									
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, (insul) vent, screens, eaves, holes est life	X										SHE MTL. INSULATION FALLING OUT SOME STAINING NOTED RESEAL SEAMS	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes											SHE MTL NO WINDOWS	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer	X					X					6" RAMP	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances	X					X					PANIC HWARE MISSING	
	FLOOR: finish 1 CPT, 2 base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type ACT, height, finish, paint, holes, moisture, tiles	X						X				REPLACE 20% OF ACT	
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings	X										WALLS ARE CARPET	
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing						X					STAGE NOT ACCESSIBLE	
	SECURITY (reported)												
	OTHER											2ND FLOOR - OLD PROSECUTOR BOOTH - NOT ACCESSIBLE	

Mira Loma Detention Facility

Building No. 3656Page 1

Reviewer / Discipline MechanicalBuilding Name /Recent Use Silver Bullet (British "Theater")Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING	✓										EVAPORATIVE COOLERS WERE EXISTING, OLD, RUSTED, NO PROPER SUPPORTS.	
2	SPACE HEATING	✓										CEILING MOUNT SPACE HEATERS WERE OLD, RUSTED, AND NO PROPER SUPPORTS.	
3	DUCTWORK	✓										DUCTWORKS WERE OLD, RUSTED.	
4	GRILLES AND REGISTERS	✓										GRILLES/REGISTERS WERE OLD AND RUSTED.	
5													
6													



Mira Loma Detention Facility

Building No. 3656Page 21

Reviewer / DisciplineElectrical

Building Name /Recent UseSilver Bullet (British "Theater")

Bldg TypeMETAL BUILDING

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)	✓											
1	POWER DISTRIBUTION	✓						✓	✓			Replace	
2	LIGHTING	✓						✓	✓	✓		Replace fixtures.	
3	CONDUIT & RECEPTACLES												
4													
5													
6													

Mira Loma Detention Facility

Building No. 3656Page 11

Reviewer / DisciplinePlumbing

Building Name /Recent UseSilver Bullet (British "Theater")

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
1	WATER HEATING											NOT APPLICABLE	
2	COLDWATER PIPES											NOT APPLICABLE	
3	HOTWATER PIPES											NOT APPLICABLE	
4	GAS PIPES											NOT APPLICABLE	
5	PLUMBING FIXTURES											NOT APPLICABLE	
6													



Mira Loma Detention Facility										Bldg no. 3929						
Building Condition (summary of all disciplines)										Bldg. name BOQ (Bachelor Officers Quarters)						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N					■		■		3929.1, 6, 7, 28	C: provide accessible handrails at stairs; M: replace exterior doors at ground floor	
2	Structural									■					Investigate further: Masonry connections unknown, limited lateral shear.	
3	Mechanical									■		■			EXISTING AIR HANDLING UNIT NEED TO BE SERVICED AND CLEANED.	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical											■	■			
6	Other (If Applicable)															





No. 3929.1



No. 3929.6



No. 3929.7



No. 3929.28

Mira Loma Detention Facility

Building No. 3929

Page

Reviewer / Discipline Architecture

Building Name /Recent Use B.O.Q.

Bldg Type WOOD FRAME E

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlv um/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER										4 rooms share 1T+1shwr		

Mira Loma Detention Facility

Building No. 3929

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Silver Bullet (British Theater)

Bldg Type BOQ (BACHELOR OFFICERS QUARTERS)

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											(1) EXISTING WALL MOUNTED AC UNIT SERVING (1) ROOM WAS OLD AND RUSTED. EXISTING AIR HANDLING UNIT AT THE BASEMENT WERE OLD, NEED TO BE SERVICED.	
2	SPACE HEATING											EXISTING BOILER/ WATER HTL WAS OLD. HOT WATER PIPES NEED TO BE INSULATED.	
3	DUCTWORK											DUCTWORKS WERE OLD AND RUSTED.	
4	GRILLES AND REGISTERS											GRILLES/REGISTERS WERE OLD AND RUSTED.	
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 3929

FIELD NOTES

3929.2

Mira Loma Detention Facility

Building No. 3929Page 10

Reviewer / Discipline PlumbingBuilding Name /Recent Use BOQ (Bachelor Officers Quarters)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										WATER HEATER WAS OLD AND RUSTED.	
2	COLDWATER PIPES	✓										copper pipes were exist. no comment	
3	HOTWATER PIPES	✓										copper pipe were exist. no comment	
4	GAS PIPES		✓									no comment	
5	PLUMBING FIXTURES											fixtures were old.	
6													

Mira Loma Detention Facility

Building No. 3929Page 20

Reviewer / Discipline ElectricalBuilding Name /Recent Use BOQ (Bachelor Officers Quarters)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION	✓							✓	✓		PANELS STILL SERVICEABLE	
2	LIGHTING		✓						✓	✓			
3	CONDUIT & RECEPTACLES			✓									
4													
5													
6													



Mira Loma Detention Facility										Bldg no.		3985				
Building Condition (summary of all disciplines)										Bldg. name		Pump House & Reservoir				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural													3984.0, 9, 11	Intended for mechancial access only; remove desk or provide ADA accessible entry	
2	Structural															
3	Mechanical													3984.25	NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical											■	■			
6	Other (If Applicable)															





No. 3984.0



No. 3984.9



No. 3984.11



No. 3984.25

Mira Loma Detention Facility

Building No. 3985 3984

Page

Reviewer / Discipline Architecture

Building Name /Recent Use Pump House @ Reservoir

Bldg Type CMU walls, HD roof

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

MSLATED ROOF 3985

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars			✓									
	ENTRY: path/ height/ landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer						X				+5" height e landing (mech access only)		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances		X										
	FLOOR: finish 1 <u>very</u> 2 base, cracks, bumps, drains, steps/ramps, moisture, seal		✓										
	CEILING type <u>EXPOSED</u> height finish, paint, holes, moisture, tiles		✓										
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings		✓										
	ADA: POT; CLR sink/ tll/ urn/ shower/ partn/ counters; pipes, controls, switches/outlets, railing										N/A MECH. STEEL FOR		
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 3985

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Pump House

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING										No APPLICABLE COMMENT		
2	SPACE HEATING										NOT APPLICABLE		
3	DUCTWORK										NOT APPLICABLE		
4	GRILLES AND REGISTERS										NOT APPLICABLE		
5													
6													



Mira Loma Detention Facility

Building No.3985Page 19

Reviewer / DisciplineElectrical

Building Name /Recent Use Pump House

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)			✓				✓	✓				
1	POWER DISTRIBUTION			✓									
2	LIGHTING		✓					✓	✓				
3	CONDUIT & RECEPTACLES			✓									
4													
5													
6													

Mira Loma Detention Facility

Building No.3985Page 9

Reviewer / DisciplinePlumbing

Building Name /Recent Use Pump House

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility										Bldg no. 4164						
Building Condition (summary of all disciplines)										Bldg. name Walk-in Refrigerator						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	Building Name / Use															
	OVERALL															
1	Architectural				N					■					C: ADA- 4" high curb cut not accessible; interior not reviewed	
2	Structural															
3	Mechanical				A	A				■		■	■			
4	Plumbing				NA	NA				■		■	■			
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility

Building No. 4164

Page

Reviewer / Discipline Architecture

Building Name /Recent Use Walk in Ref

Bldg Type H

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 _____, 2 _____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type _____, height _____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 4164

Page 17

Reviewer / Discipline Electrical

Building Name /Recent Use Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING												
3	CONDUIT & RECEPTACLES												
4													
5													
6													



Mira Loma Detention Facility

Building No. 4164

Page 7

Reviewer / Discipline Plumbing

Building Name /Recent Use Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES	✓									CONDENSATE DRAIN ON THE GROUND		
6													

Mira Loma Detention Facility

Building No. 4164

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓								EXISTING COOLING UNITS WERE OLD		
2	SPACE HEATING										NOT APPLICABLE		
3	DUCTWORK										NOT APPLICABLE		
4	GRILLES AND REGISTERS										NOT APPLICABLE		
5													
6													



Mira Loma Detention Facility										Bldg no. 4165						
Building Condition (summary of all disciplines)										Bldg. name Kitchen / Dining						
Capacity (if applicable) Current Size / Count360 Seats BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
	1 Architectural				N	Y	360		300	■		■		4165. 12, 13, 22, 33, 49, 58	C: ADA - stair handrails, kitchen 12" strike; change entry pr. Doors to single 3' wide; remove I fixture, remove vestibule wall, add power opener in M + W staff toilet; M: replace 10 SF broken stucco beam covers, replace 5% clg tile, repaint floor, repair damaged basemt walls. FYI occ posting 300	
	2 Structural									■					Investigate further: Unusual gravity and lateral system, arched steel frames.	
	3 Mechanical									■		■			EXISTING AIR HANDLING UNIT NEED TO BE SERVICED AND CLEANED.	
	4 Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED. GALVANIZED PIPES NEED TO BE REPLACED	
	5 Electrical				■							■	■	4165.68	May benefit from upgraded lighting (LED) or lighting controls.	
	6 Other (If Applicable)															





No. 4165.12



No. 4165.13



No. 4165.22



No. 4165.33



No. 4165.49



No. 4165.58



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
 45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
BUILDING 4165 PHOTOS

Mira Loma Detention Facility

Building No. 4165Page 1/2

Reviewer / Discipline Architecture

Building Name / Recent Use CAFETERIA

Bldg Type

Capacity (if applicable)

Current Size / Count 340 SEATS

BSCC Standard

Est Capacity / Rating

REAR 340 OCC. IN DINING

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life		X						X			REPLACE BROKEN STUCCO BEAM COVERS	
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes	X										BASEMT WALL CRACKS	
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars		X										
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer											CHANGE 12'-0" DOUBLE DOORS TO 3' ASYMMETRICAL PAIR X 2	
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal								X			REPAINT + SEAL FLOOR	
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles								X			REPLACE DAMAGED TILES (ACT) 5%	
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tll/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing							X				STAIR HANDRAIL TO BASEMT KITCHEN 12" SPIKE (REPLACE DARK)	
	SECURITY (reported)												
	OTHER												

SEE REVERSE

Mira Loma Detention Facility

Building No. 4165Page 2/2

Reviewer / Discipline Architecture

Building Name / Recent Use CAFETERIA

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	MENS STAFF MENS TOILET											2 sink, 2 U, 1 T NO ACCESS. TINY VESTIBULE	
												REMOVE 1 TOILET URINAL + ENLARGE TOILET STALL	
												REMOVE VESTIBULE WALL	
												INSTALL POWER DOOR OPENER	
	STAFF WOMEN'S TOILET											2 SINK 2 TOILET REMOVE 1 TOILET REMOVE VESTIBULE	



Mira Loma Detention Facility

Building No. 4165Page 1

Reviewer / DisciplineMechanical

Building Name / Recent UseWalk-in Refrigerator

Bldg TypeKitchen / Dining

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (RED)	Fair (YELLOW)	Poor (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING	✓									EXISTING AIR HANDLING UNITS WERE INSTALLED IN THE BASEMENT, ARE OLD, AND NEED TO BE SERVICED.		
2	SPACE HEATING	✓									SAME AS "SPACE COOLING"		
3	DUCTWORK	✓									DUCTWORKS WERE OLD AND RUSTED. AIR DISTRIBUTION WERE POOR.		
4	GRILLES AND REGISTERS	✓									GRILLES/REGISTERS WERE OLD AND RUSTED.		
5													
6													

Mira Loma Detention Facility

Building No. 4165Page 8

Reviewer / DisciplinePlumbing

Building Name / Recent UseKitchen / Dining

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Good (RED)	Fair (YELLOW)	Poor (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										HOT WATER HEATER WAS OLD AND RUSTED.		
2	COLDWATER PIPES										COPPER/GALVANIZED PIPES WERE EXISTING/OLD.		
3	HOTWATER PIPES										COPPER/GALVANIZED PIPES WERE EXISTING/OLD.		
4	GAS PIPES										NO COMMENT		
5	PLUMBING FIXTURES										FIXTURES WERE OLD. GREASE TRAPS WERE OLD AND RUSTED. PREP SINK DOES NOT HAVE FLOOR SINK		
6													



Mira Loma Detention Facility

Building No. 4165Page 18

Reviewer / Discipline ElectricalBuilding Name /Recent Use Kitchen / Dining

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)			✓	✓			✓	✓				
1	POWER DISTRIBUTION		✓					✓					
2	LIGHTING		✓					✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓		✓	✓			SOME CODE ISSUES CORRECTIONS REQUIRED.		
4													
5													
6													

Mira Loma Detention Facility

Building No. 4165Page

Reviewer / Discipline ArchitectureBuilding Name /Recent Use WALK IN REF

Bldg Type H

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life			✓									
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes			✓									
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/louver, bars			N/A									
	ENTRY: path/ height, landing ext./int., threshold, strike cir, width, ext. door, hardware (lever/panic), closer			✓							4" HIGH CURB SIM TO CURB CUT		
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances			✓							NOT ACCESSIBLE		
	FLOOR: finish 1_____, 2_____ base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ partn/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER												



Mira Loma Detention Facility

Reviewer / Discipline

Plumbing

Building No.

4165

Page

6

Building Name /Recent Use

Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPEIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES		✓									CONDENSATE DRAIN ON THE GROUND	
6													

Mira Loma Detention Facility

Reviewer / Discipline

Mechanical

Building No.

4165

Page

1

Building Name /Recent Use

Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING		✓									EXISTING COOLING UNITS WERE OLD.	
2	SPACE HEATING											NOT APPLICABLE	
3	DUCTWORK											NOT APPLICABLE	
4	GRILLES AND REGISTERS											NOT APPLICABLE	
5													
6													



Mira Loma Detention Facility

Building No. 4165Page 16

Reviewer / Discipline ElectricalBuilding Name /Recent Use Walk-in Refrigerator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)			✓									
1	POWER DISTRIBUTION			✓									
2	LIGHTING			✓									
3	CONDUIT & RECEPTACLES			✓									
4													
5													
6													

Mira Loma Detention Facility

Building No. 4165Page

Reviewer / DisciplineBuilding Name /Recent Use CAFETERIA/DINING ROOM

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
	ANCHORED ROOF CURVED STEEL BEAMS												
	CMU PLUMB WORK												
	CMU INTER. IN TRANSIT												
	BSMT CONC. W/ CMU IN FIL											CRACKS IN CMU SETTLEMENT?	
	1ST FLOOR IS FINISH OVER BSMT												
			X									FINISH FLOOR	

Mira Loma Detention Facility										Bldg no.		4165 (2)				
Building Condition (summary of all disciplines)										Bldg. name		Walk-in Refrigerator				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.		
Building Name / Use															Comments	OPC
	OVERALL															
1	Architectural				N					■					C: ADA- 4" high curb cut not accessible; interior not reviewed	
2	Structural									■					Investigate further: Unusual gravity and lateral system, arched steel frames.	
3	Mechanical				A	A							■			
4	Plumbing				NA	NA							■		NO INDIRECT WASTE	
5	Electrical															
6	Other (If Applicable)															



Mira Loma Detention Facility										Bldg no. 4268						
Building Condition (summary of all disciplines)										Bldg. name E - Easy Barracks						
Capacity (if applicable)										RATINGS						
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility						
BSCC Standard										2 Program: required to meet regulations for intended use						
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N		120		120	■	■	■		4268.2, 5, 7, 8, 15,	P: Capacity: 120 beds, 20 shwrs (common drain), 12sinks, 12 toilets, (2) 12' long trough urinal, change to meet BSCC. M: patch & paint conc flr N of obsv rm, and at dr 104C. See 4269 for balance of info	
2	Structural									■					Investigate further: Stack bond masonry, clerestory, non-ductile/captive concrete columns.	
3	Mechanical									■		■			EXISTING AIR HANDLING UNIT NEED TO BE SERVICED AND CLEANED. EXHAUST FAN NEED TO BE REPLACED	
4	Plumbing									■		■			PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■						■	■	■			
6	Other (If Applicable)															

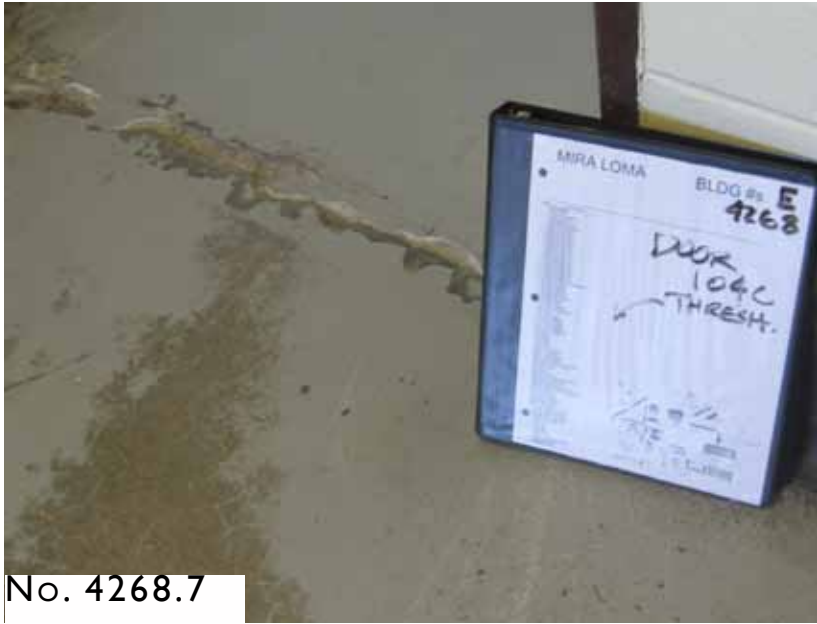




No. 4268.2



No. 4268.5



No. 4268.7



No. 4268.8



No. 4268.15

Mira Loma Detention Facility

Building No. 4268 "E" barracks

Page

Reviewer / Discipline Architecture

Building Name /Recent Use Barracks - Lin to F-4269

Bldg Type C

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1 cork, 2 base, cracks, bumps, drains, steps/ramps, moisture, seal								X			PATCH + PAINT CONC FLOOR, NORTH OF OBSERV. ROOM AND A LOBBY THRESH. 1046	
	CEILING type, height, finish, paint, holes, moisture, tiles								X			REPAIRS TO SHAWNS CHANGE GLAZING @ SITTING. REPLACE FALLEN TILE	
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER												

Mira Loma Detention Facility

Building No. 4268

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use E - Easy Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											EXISTING AIR HANDLING UNIT WERE OLD. EXISTING EVAPORATIVE COOLERS WERE OLD AND RUSTED.	
2	SPACE HEATING											"FROM AIR HANDLING UNIT"	
3	DUCTWORK											DUCTWORKS WERE OLD AND RUSTED.	
4	GRILLES AND REGISTERS											GRILLES/REGISTERS WERE OLD AND RUSTED.	
5													
6													



Mira Loma Detention Facility

Building No. 4268

Page 5

Reviewer / Discipline Plumbing

Building Name /Recent Use E - Easy Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Post (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING	✓										WATER HEATING SYSTEM WAS OLD AND FROM STEAM.	
2	COLDWATER PIPES	✓										COPPER/CALVANIZED WERE EXISTING/OLD	
3	HOTWATER PIPES	✓										COPPER/CALVANIZED WERE EXISTING/OLD.	
4	GAS PIPES	✓										COPPER/CALVANIZED WERE EXISTING/OLD.	
5	PLUMBING FIXTURES	✓										FIXTURES WERE VERY OLD AND RUSTED. WASH SINK WERE ON THE FLOOR.	
6													

Mira Loma Detention Facility

Building No. 4268

Page 15

Reviewer / Discipline Electrical

Building Name /Recent Use E - Easy Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Post (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION			✓	✓			✓	✓	✓			
2	LIGHTING			✓				✓	✓				
3	CONDUIT & RECEPTACLES			✓	✓								
4	FIRE LIFE SAFETY	✓						✓	✓		UP GRADE MAY BE REQUIRED		
5													
6													



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

BUILDING 4168

FIELD NOTES

4168.3

Mira Loma Detention Facility										Bldg no. 4269						
Building Condition (summary of all disciplines)										Bldg. name F - Fox Barracks						
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Gm)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural				N	Y	120		120	■	■	■		4269.8, 13, 17, 46	C; ADA - 8" stoop landing, gang shwr threshold, need lever hdwre, provide lift to security room, 3' wide door; P: replace trough urinals, ganag shower; replace 100 SF plexiglass window; M: repaint floor condensate damage @ 60 SF clg; replace 200 SF cracked tiles; replace damaged sink. See 4268 for balance of info	
2	Structural									■					Investigate further: Stack bond masonry, clerestory, non-ductile/captive concrete columns.	
3	Mechanical									■		■			EXISTING AIR HANDLING UNIT NEED TO BE SERVICED AND CLEANED. EXHAUST FAN NEED TO BE REPLACED	
4	Plumbing									■		■		4269.1	PLUMBING FIXTURES NEED TO BE REPLACED.	
5	Electrical				■						■	■	■			
6	Other (If Applicable)															





No. 4269.8



No. 4269.13



No. 4269.17



No. 4269.46



No. 4269.42

Mira Loma Detention Facility

Building No. 4269Page 4

Reviewer / Discipline PlumbingBuilding Name /Recent Use F-Fox BarracksBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING											Same as "E-4268"	
2	COLDWATER PIPES											Same as "E-4268"	
3	HOTWATER PIPES											Same as "E-4268"	
4	GAS PIPES											Same as "E-4268"	
5	PLUMBING FIXTURES											Same as "E-4268"	
6													

Mira Loma Detention Facility

Building No. 4269Page 14

Reviewer / Discipline ElectricalBuilding Name /Recent Use F-Fox BarracksBldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	POWER DISTRIBUTION												
2	LIGHTING			✓					✓	✓			
3	CONDUIT & RECEPTACLES			✓✓									
4	FIRE LIFE SAFETY		✓					✓	✓		up stairs may be reviewed		
5													
6													



Mira Loma Detention Facility

Building No. 4269

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use F-Fox Barracks

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Code (IFC)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "BLDG. #4268"	
2	SPACE HEATING											SAME AS "BLDG. #4268"	
3	DUCTWORK											SAME AS "BLDG. #4268"	
4	GRILLES AND REGISTERS											SAME AS "BLDG. #4268"	
5													
6													

Building		Rating			Compliance		Program Compliance			Recommendation						
No.	Name	Poor	Fair	Good	General Code	General	Existing Site	Code or	Total	Replace	Significant	Limited Repair	New Construction	Photo No.	ROM Cost	Comments
					Compliance	Program	or Building	Program	Occupant							
					Yes No	Yes No	SF	Required SF	Capacity							
	WATER (POTABLE)				Y	Y								S.82 - 86		The site is served by two onsite wells that feeds a 100,000 gal tower and a 400,000 gal reservoir. The system appears to be adequate for potable water system.
	WATER (FIRE)				NA	NA							■		\$250k	The site is served by two onsite wells that feeds a 100,000 gal tower and a 400,000 gal reservoir. The system may need additional fire hydrants to adequately serve the facility and any additional population.
	SEWER				Y	NA									NA	The site is served by an onsite system that flows to a public main line in Avenue I.
	GAS / PROPANE				Y	Y										The site is served by public gas main in both Avenue I and Avenue 60
	STORMWATER/DRAINAGE				NA	NA										The site appears to drain well with both surface and subsurface facilities. Based on comments from staff during the site evaluation, the site itself has not flooded.
	SITE ELECTRICAL, LIGHTING AND EQUIPMENT															
	SITE MECHANICAL & PLUMBING EQUIPMENT															
	FUEL TANK				NA	NA										There is a fueling area outside the secured area but on the facility. It is unknown at this time if this fueling station is in compliance wit current codes.
	FIREFIGHTING INFRASTRUCTURE				NA	NA									NA	This is covered in the above water (fire) section.
	PAVMENTS & WALKWAYS				Y	NA					■	■		S.73, 74,76	\$500k	The site paving is in poor to good condition with areas in need of repair and/or replacement. The northerly (older) area is in need of most of the repair.
	PARKING				Y	NA						■		S.58	\$50k	The site currently has several parking areas and is not currently striped to the full capacity of the parking areas.
	ACCESS ROAD EVALUATION				Y	Y								S.80	NA	The access road is in good condition. No repair necessary.
	GRADING / SETTLEMENT				N	NA										There was no visual settlement of the buildings and/or paving areas.
	HELIPAD				Y	NA								S.60 - 62		The existing helipad appears to be in good condition and is used by LACS Air Unit. The fueling tank appears to be fairly new.
	OTHER ITEMS NOT NOTED ABOVE				N	NA							■		\$250k	A) LID/Water Quality will need to be addressed for any new construction.
					N	N				■	■		■	S.33 - 41	\$500k	B) General Site ADA access is poor to fair. The facility will need modifications to bring it to current ADA Access standards.



Mira Loma Detention Facility										Bldg no.		T1				
Building Condition (summary of all disciplines)										Bldg. name		Tower I (guard tower nest)				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural														Clean	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility										Bldg no.		T2				
Building Condition (summary of all disciplines)										Bldg. name		Tower 2 (guard tower nest)				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						

Mira Loma Detention Facility										Bldg no.		T3				
Building Condition (summary of all disciplines)										Bldg. name		Tower 3 (guard tower nest)				
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural														Clean	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility										Bldg no.		T4				
Building Condition (summary of all disciplines)										Bldg. name		Tower 4 (guard tower nest)				
										RATINGS						
Capacity (if applicable)										1 Code / Life Safety: required for basic occupancy and accessibility						
Current Size / Count										2 Program: required to meet regulations for intended use						
BSCC Standard										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
Est Capacity / Rating										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Yl/w)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.		
Building Name / Use															Comments	OPC
	OVERALL															
1	Architectural														Not reveiwed	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility

Bldg no.

Building Condition (summary of all disciplines)

Bldg. name Generator

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	Building Name / Use															
	OVERALL															
1	Architectural															
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical													S.31		
6	Other (If Applicable)															

Mira Loma Detention Facility

Bldg no.

Building Condition (summary of all disciplines)

Bldg. name Fuel Tanks

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural															
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility										Bldg no.						
Building Condition (summary of all disciplines)										Bldg. name North Pool						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural													3614.34	Empty at time of review, operation uncertain; ADA - provide lift; M: replaster and replace equipment	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical														REPLACE IF MADE OPERABLE	
6	Other (If Applicable)															

Mira Loma Detention Facility										Bldg no.						
Building Condition (summary of all disciplines)										Bldg. name South Pool						
Capacity (if applicable) Current Size / Count BSCC Standard Est Capacity / Rating										RATINGS						
										1 Code / Life Safety: required for basic occupancy and accessibility						
										2 Program: required to meet regulations for intended use						
										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Yllw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural															
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical														REPLACE IF MADE OPERABLE	
6	Other (If Applicable)															

Mira Loma Detention Facility

Building Condition (summary of all disciplines)

Bldg no.

Bldg. name **Steam Tunnels**

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural														Not reveiwed	
2	Structural															
3	Mechanical															
4	Plumbing															
5	Electrical														NO ACCESS	
6	Other (If Applicable)															



Mira Loma Detention Facility

Bldg no.

Building Condition (summary of all disciplines)

Bldg. name Old side former phone shelter

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural														Not used, recommend removal	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															



Mira Loma Detention Facility

Building Condition (summary of all disciplines)

Bldg no.

Bldg. name **Recreational field (new)**

Capacity (if applicable)										RATINGS						
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility						
BSCC Standard										2 Program: required to meet regulations for intended use						
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building						
										4 Sustainability: recommendations to lower operating costs						
Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural														Not reveiwed (still under construction)	
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															



Mira Loma Detention Facility

Bldg no.

Building Condition (summary of all disciplines)

Bldg. name Basketball courts

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
		Poor (Red)	Fair (Ylw)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	Building Name / Use															
	OVERALL															
1	Architectural															
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															

Mira Loma Detention Facility

Bldg no.

Building Condition (summary of all disciplines)

Bldg. name Misc. Fences and Gates

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

RATINGS

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Discipline		Rating			Compliance		Program Capacity			Recommendation						
	Building Name / Use	Poor (Red)	Fair (YlW)	Good (Grn)	Code, ADA	BSCC	Existing	Program Std.	Capacity	Code	Program	Maintenance	Sustainability	Photo Ref.	Comments	OPC
	OVERALL															
1	Architectural															
2	Structural															
3	Mechanical														NO COMMENTS	
4	Plumbing														NO COMMENTS	
5	Electrical															
6	Other (If Applicable)															



No. S.33



No. S.40



No. S.41



No. S.52



No. S.54



No. S.57



No. S.58



No. S.60

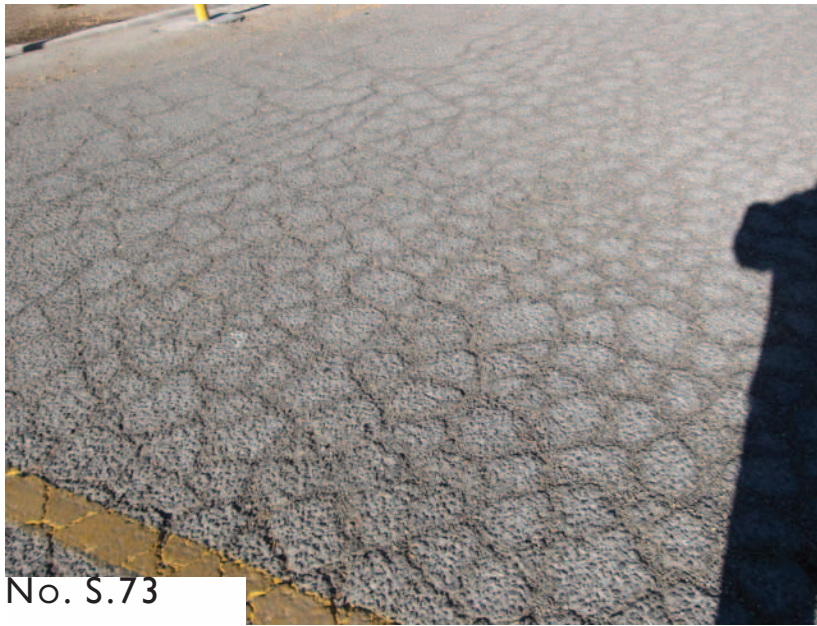


No. S.62

ONYX ARCHITECTS 

LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
XXXXXXXXXX | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
SITE + OTHER PHOTOS



No. S.73



No. S.74



No. S.76



No. S.80



No. S.82



No. S.86



No. S.89



No. S.91



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
XXXXXXXXXX | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
SITE + OTHER PHOTOS

Mira Loma Detention Facility

Building No. T1

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Tower 1 (guard tower nest)

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											EXISTING AC (WALL MOUNTED) WAS OLD.	
2	SPACE HEATING											SAME AS "SPACE COOLING"	
3	DUCTWORK											NOT APPLICABLE	
4	GRILLES AND REGISTERS											NOT APPLICABLE	
5													
6													

Mira Loma Detention Facility

Building No. T1

Page 3

Reviewer / Discipline Plumbing

Building Name /Recent Use Tower 1 (guard tower nest)

Bldg Type

Rating

Capacity (if applicable)

1 Code / Life Safety: required for basic occupancy and accessibility

Current Size / Count

2 Program: required to meet regulations for intended use

BSCC Standard

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

Est Capacity / Rating

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													



Mira Loma Detention Facility

Building No. T2

Page 2

Reviewer / Discipline Plumbing

Building Name /Recent Use Tower 2 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No. T2

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Tower 2 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING											SAME AS "T1"	
2	SPACE HEATING											SAME AS "T1"	
3	DUCTWORK											SAME AS "T1"	
4	GRILLES AND REGISTERS											SAME AS "T1"	
5													
6													

Mira Loma Detention Facility

Building No. T3

Page 1

Reviewer / Discipline Mechanical

Building Name /Recent Use Tower 3 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation								
Item No.	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA, BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)											
1										SAME AS "T1"	
2										SAME AS "T1"	
3										SAME AS "T1"	
4										SAME AS "T1"	
5											
6											

Mira Loma Detention Facility

Building No. T3

Page 1

Reviewer / Discipline Plumbing

Building Name /Recent Use Tower 3 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation								
Item No.	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA, BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)											
1											
2											
3											
4											
5											
6											



Mira Loma Detention Facility

Building No. T4

Page 10

Reviewer / Discipline Mechanical

Building Name /Recent Use Tower 4 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING										SAME AS "T1"		
2	SPACE HEATING										SAME AS "T1"		
3	DUCTWORK										SAME AS "T1"		
4	GRILLES AND REGISTERS										SAME AS "T1"		
5													
6													

Mira Loma Detention Facility

Building No. T4

Page 6

Reviewer / Discipline Plumbing

Building Name /Recent Use Tower 4 (guard tower nest)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING										—		
2	COLDWATER PIPES										—		
3	HOTWATER PIPES										—		
4	GAS PIPES										—		
5	PLUMBING FIXTURES										—		
6													

Mira Loma Detention Facility

Building No. Page 4

Reviewer / Discipline PlumbingBuilding Name /Recent Use Generator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No. Page

Reviewer / Discipline ArchitectureBuilding Name /Recent Use Generator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating 500 KW

26 gal/hr max

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
	ROOF: membrane, structure integrity, drainage, flashing, gutter, insul, vent, screens, eaves, holes est life												
	WALLS & POSTS: ext. finish, flashing, structure, integrity, base/weep, moisture, holes												
	WINDOWS & VENTS: frame, glazing, hardware / access, weathertightness, screen/ louver, bars												
	ENTRY: path/ height, landing ext./int., threshold, strike clr, width, ext. door, hardware (lever/panic), closer												
	DOORS (interior): frame, trim, panel, threshold, hardware (lever/panic), closer, clearances												
	FLOOR: finish 1_____, 2_____base, cracks, bumps, drains, steps/ramps, moisture, seal												
	CEILING type_____, height_____, finish, paint, holes, moisture, tiles												
	FINISHES: surfaces: walls, paint, wainscot/ low walls, tile, handrails, cabinets, mirrors, fixed furnishings												
	ADA: POT; CLR sink/ tlt/ urn/ shower/ part'n/ counters; pipes, controls, switches/outlets, railing												
	SECURITY (reported)												
	OTHER											PERMIT EXPIRES 11/30/2012	



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

SITE + OTHER

FIELD NOTES

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Mira Loma Detention Facility

Building No.

Page 8

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Generator

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation							
Item No.	Observation	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)										
1	SPACE COOLING								NOT APPLICABLE	
2	SPACE HEATING								NOT APPLICABLE	
3	DUCTWORK								NOT APPLICABLE	
4	GRILLES AND REGISTERS								NOT APPLICABLE	
5										
6										

Mira Loma Detention Facility

Building No.

Page 4

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Steam Tunnels

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation							
Item No.	Observation	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)										
1	WATER HEATING									
2	COLDWATER PIPEIES									
3	HOTWATER PIPES									
4	GAS PIPES									
5	PLUMBING FIXTURES									
6										

Mira Loma Detention Facility

Building No.

Page 3

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Old side former phone shelter

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
1	WATER HEATING												
2	COLDWATER PIPIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No.

Page 3

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Old side former phone shelter

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
	OVERALL (summary)												
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													



Mira Loma Detention Facility										Building No.		Page 6					
Reviewer / Discipline Electrical										Building Name /Recent Use North Pool							
										Bldg Type							
Capacity (if applicable)										Rating							
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility							
BSCC Standard										2 Program: required to meet regulations for intended use							
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Item										Rating		General Comply		Recommendation			
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use				
OVERALL (summary)		✓															
1	POWER DISTRIBUTION	✓						✓				Replace IR made operable.					
2	LIGHTING	✓						✓									
3	CONDUIT & RECEPTACLES	✓						✓									
4																	
5																	
6																	

Mira Loma Detention Facility										Building No.		Page 6					
Reviewer / Discipline Mechanical										Building Name /Recent Use North Pool							
										Bldg Type							
Capacity (if applicable)										Rating							
Current Size / Count										1 Code / Life Safety: required for basic occupancy and accessibility							
BSCC Standard										2 Program: required to meet regulations for intended use							
Est Capacity / Rating										3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building							
										4 Sustainability: recommendations to lower operating costs							
Item										Rating		General Comply		Recommendation			
Item No.	Observation	Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use				
OVERALL (summary)																	
1	SPACE COOLING																
2	SPACE HEATING																
3	DUCTWORK																
4	GRILLES AND REGISTERS																
5																	
6																	



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012
SITE + OTHER
FIELD NOTES
S.25

Mira Loma Detention Facility

Building No.

Page 2

Reviewer / Discipline

Plumbing

Building Name /Recent Use

North Pool

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No.

Page 1

Reviewer / Discipline

Plumbing

Building Name /Recent Use

South Pool

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item	Rating	General Comply	Recommendation										
Item No.	Observation	Good (GREEN)	Fair (YELLOW)	Poor (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No.

Page 2

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Baseball Field (new)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													

Mira Loma Detention Facility

Building No.

Page 2

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Baseball Field (new)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													

Mira Loma Detention Facility

Building No.

Page 9

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Water Toer (metal)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	SPACE COOLING											NOT APPLICABLE	
2	SPACE HEATING											NOT APPLICABLE	
3	DUCTWORK											NOT APPLICABLE	
4	GRILLES AND REGISTERS											NOT APPLICABLE	
5													
6													

Mira Loma Detention Facility

Building No.

Page 5

Reviewer / Discipline

Plumbing

Building Name /Recent Use

Water Toer (metal)

Bldg Type

Capacity (if applicable)

Current Size / Count

BSCC Standard

Est Capacity / Rating

Rating

1 Code / Life Safety: required for basic occupancy and accessibility

2 Program: required to meet regulations for intended use

3 Maintenance: Repairs and routine maintenance / replacement to prolong useful life of building

4 Sustainability: recommendations to lower operating costs

Item No.	Item	Rating			General Comply		Recommendation				Photo Ref.	Additional Comments	For OPC Use
		Poor (RED)	Fair (YELLOW)	Good (GREEN)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability			
OVERALL (summary)													
1	WATER HEATING												
2	COLDWATER PIPIES												
3	HOTWATER PIPES												
4	GAS PIPES												
5	PLUMBING FIXTURES												
6													



Mira Loma Detention Facility

Building No.

Page 7

Reviewer / Discipline

Mechanical

Building Name /Recent Use

Fuel Tank

Bldg Type

Capacity (if applicable)

Rating

Current Size / Count

1 Code / Life Safety: required for basic occupancy and accessibility

BSCC Standard

2 Program: required to meet regulations for intended use

Est Capacity / Rating

3 Maintenance: Repairs and routine maintenance / replacement to proiong useful life of building

4 Sustainability: recommendations to lower operating costs

Item		Rating			General Comply		Recommendation						
Item No.	Observation	Pass (GREEN)	Fair (YELLOW)	Fail (RED)	Code, ADA	BSCC	Code	Program	Maintenance	Sustainability	Photo Ref.	Additional Comments	For OPC Use
OVERALL (summary)													
1	SPACE COOLING												
2	SPACE HEATING												
3	DUCTWORK												
4	GRILLES AND REGISTERS												
5													
6													

1.Statement of Purpose:

The purpose of this study is to evaluate and provide professional opinions regarding the physical characteristics of improvements the Mira Loma Detention center, 45100 North 60th, Lancaster, California.

2.General scope of study:

This study evaluates the following issues:

- 2.1 Compliance with applicable building codes and accessibility requirements for the existing improvements. These items are referred to in the report with the designation “Code” (C).
- 2.2 Compliance with the program requirements of the Board of State and Community Corrections. These items are referred to in the report with the designation “Program” (P).
- 2.3 Evaluation of the condition and serviceability of the existing improvements, with recommendations for maintenance and repairs to continue the serviceable life of the buildings. These items are referred to in the report with the designation “Maintenance” (M).
- 2.4 Suggested Improvements for economical and efficient future operation of the facility. These items are referred to in the report with the designation “Sustainability” (S).
- 2.5 The physical scope of evaluation includes:
 - Evaluation of facilities’ current condition and capacity, and scope of proposed improvements necessary to operate the facility as an adult correctional facility.
 - Evaluation of condition of existing improvements (buildings, infrastructure) and any required repairs, including assessment of useful remaining life of systems, based on a 30-year operation of the facility. This includes:
 - Site infrastructure: storm drain system, domestic water, sanitary sewer / septic systems, electrical distribution system.
 - Site work: parking areas, paving, markings, accessibility, maneuverability / including passing lanes
 - Parking including county standards for correctional facilities and potential fleet parking
 - Building foundation and structural systems
 - Building skin / siding / envelope
 - Windows, Doors
 - Roof
 - Walking surfaces
 - Life safety including fire sprinklers and alarm
 - Mechanical, electrical power and lighting as well as low voltage / telephone / data / security, plumbing, including fixture capacity, apparent age of system
 - Accessibility (check for “steep site” exemptions
 - Known occupant loads and building capacity

3.Evaluators:

The field evaluations were conducted by architects and engineering professionals from the following companies:

- 3.1.Onyx Architects (Architecture): Steve Kuchenski, Daniel Sanchez
- 3.2.Coffman Engineers (Structural): Doug Silver
- 3.3.DCi Engineers (Civil): David Chapin
- 3.4.Lewis Ross Associates (Electrical, Plumbing, Mechanical): Gene Vanderford, Benjamin Fajardo
- 3.5 Ciaran P. O’Holloran Associates (Cost Estimation): Tania Ferrer

4.Scope of Observation:

- 4.1.Limited visual evaluation of the building interiors, exteriors, and site to assess their existing condition. A direct, limited visual review of existing facilities.
- 4.2.Limited review and second-hand evaluation of available previous construction documents and previous professional studies prepared by other design professionals and provided by the County to evaluate original design considerations, including the following documents provided by Public Works in digital format:
 - 4.2.1.Site and Facility Orientation Plan
 - 4.2.2.Building summary and reference numbers
 - 4.2.3.Limited as-built plans and elevations of buildings 7-22
 - 4.2.4 DMJM ADA evaluation of buildings 7-22
 - 4.2.5 Plumbing site plan dated 10-9-85
 - 4.2.6. Kitchen Basement structural Investigations
- 4.3.Attention was directed toward conditions pertaining to local and model building code compliance, accessibility requirements, consideration of serviceable life of major components, and quality of construction.

- 4.4.Visual evaluation of the building structures.
- 4.5.Identification of items requiring repair or replacement; code and/or life-safety .
- 4.6.Limited photographic documentation of specified deficiencies.
- 4.7.A limited accessibility survey.
- 4.8 A limited evaluation of roof membranes, based on conditions readily visible from adjacent guard towers.

5.Aspects of the project not included in the scope of field observation:

- 5.1.Concealed or inaccessible areas of the building that require the use of destructive investigation beyond that proposed in the scope of service; ,hidden but essential building and components such as (but not limited to) underground structures and foundations, anchor bolts, shear walls or bracing, structural members or connections hidden behind finishes pipes, conduits, wiring, insulation, waterproofing membranes, paving sections, or any surface that would otherwise require relocation of furniture or fixtures to observe.
- 5.2.Work requiring the use of special consultants beyond that noted in the scope of services.
- 5.3.Furniture, fixtures, and process equipment not part of the building structures.
- 5.4.Utility rooms and power vaults that belong to a utility company or that were other otherwise not accessible.
- 5.5.Testing of systems for verification of operational status (e.g. emergency generators, pool filtration equipment, etc.)
- 5.6.Any portions of the properties that were unsafe for visual inspection. No such areas of particular concern were identified at the subject properties.
- 5.7. Building permits or certificates of occupancy.

6.Applicable Codes and Authorities Having Jurisdiction

- 6.1. Owner. The County of Los Angeles.
- 6.2. Authorities Having Jurisdiction:
 - 6.2.1. Structures: the Los Angeles County Building Department and the Los Angeles County Fire Department, enforcing the California Model Codes with County Amendments.
 - 6.2.2. Food Service Facilities: The Los Angeles County Health Department.

7.Representation:

- 7.1. Professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable architects and engineers practicing in the due diligence consulting field in this locality at this time.
- 7.2. Due to the limited focus of this study, no kind of warranty or guarantee, expressed or implied, is made as to the professional opinions described in this report.

8.Abbreviations that may be commonly used in this report:

- AC = Acres
- ADA = Americans with Disabilities Act
- AHJ = Authorities Having Jurisdiction
- BO = Building Official
- BSCC= Board of State and Community cCorrections
- C = Code compliance
- CBC = California Building Code (Title 24) with local amendments
- CFC = California Fire Code
- CMC = California Mechanical Code
- CMU = Concrete Masonry Unit (concrete block)
- CPC = California Plumbing Code
- FD = Los Angeles County Fire Department
- ISD = Los Angeles County Internal Services Department
- M = Maintenance or Repair issues
- MEP = Mechanical, Electrical and Plumbing systems
- OWTS = Onsite Wastewater Treatment Systems
- P = Programmatic recommendations for operation as a correctional facility per BSCC standards
- PW = Los Angeles County Public Works
- S= Sustainability recommendations for modernization to increase the efficiency and economical operation of the improvements
- SD = Los Angeles County Sheriff Department
- SF = Square Foot
- T15 = California Title 15
- T24 = California Title 24



Evaluation Criteria and Methodology

I.Owner’s Program Criteria

1.1. Continued use as a minimum security adult correctional facility.

2.Durability and Maintenance Criteria

2.1.Structural durability:

2.1.1.Building structures with a 30+ year useful remaining life are “good”.

2.1.2.Building systems with between 6-29 years of useful remaining life are “fair” and may potentially be budgeted for significant repair.

2.1.3.Building systems with between 0-5 years of useful remaining life are “poor” may be budgeted for replacement.

2.2.Architectural building systems (doors, windows, wall finishes, building skin) durability:

2.2.1.Building systems with a 30+ year useful remaining life are “good”.

2.2.2.Building systems with between 6-29 years of useful remaining life are “fair” and repairs are assumed to be part of a separate regular maintenance budget, not a part of the ROM estimate. For example, if a building has a brand-new roof with a 20-year warranty, we assume the county already has a separate maintenance budget to replace the roof in 20 years, and it is therefore replacement in 20 years is not included in our ROM estimate.

2.2.3.Building systems with between 0-5 years of useful remaining life are “poor” may be budgeted for replacement.

2.3.Mechanical, plumbing and electrical building systems durability:

2.3.1.MEP systems with a 30+ year useful remaining life are “good”.

2.3.2.MEP systems with between 6-29 years of useful remaining life are “fair” and repairs are assumed to be part of a separate regular maintenance budget, not a part of the ROM estimate.

2.3.3.MEP systems with between 0-5 years of useful remaining life are “poor” may be budgeted for replacement.

2.4.Civil / site systems (paving, stormwater, utilities, septic, fencing, paths-of-travel) durability:

2.4.1.Civil systems with a 30+ year useful remaining life are “good”.

2.4.2.Civil systems with between 6-29 years of useful remaining life are “fair” and repairs are assumed to be part of a separate regular maintenance budget, not a part of the ROM estimate.

2.4.3.Civil systems with between 0-5 years of useful remaining life are “poor” may be budgeted for replacement.

2.5.Maintenance criteria for evaluation:

2.5.1.The estimated future lifespan of building and site improvements is based solely on a normal maintenance schedule by ISD or county vendors, as would be typically provided for a building in an urban environment; it is not based on previous labor resources available to the state such as inmate labor.

2.5.2.Per CBC 3401.2 and 3401.4, existing buildings and materials that are properly maintained will be allowed to remain unless it is later determined by a building official to be hazardous to life health and safety. If in our professional opinion it is immediately obvious that the structure is potentially hazardous to health and safety, we will recommend further consultation with the building official at this time regarding its potential replacement. Note: due to the limited scope of this report and the age of most of the existing buildings, it is recommended that further review be undertaken at subsequent 5 year intervals to confirm the continued maintenance of the structures to remain.

3.Building Permit status and permission to occupy:

3.1.The limited scope of this report did not include public records search.

3.2.We are allowed to assume that existing structures and site improvements were legally permitted and built (including

all additions or alterations), and currently have a valid certificate of occupancy for the era in which they were built.

3.3.Note: As may often occur in rural developments, there is a possibility that some structures onsite were constructed without a building permit. This study does not concern itself with that possibility. If this is a potential concern for the County, then the County should initiate a separate search of public records for building permits and certificates of occupancy.

3.4.Based on CBC Chapter 34 for nonessential existing structures owned by the County, existing permitted structures will be allowed to remain without a legal requirement for further structural investigation, unless an existing building is subject to alteration, repair, addition or change of occupancy.

4.Code Criteria used for evaluation

4.1.The 2010 California Building Code with Los Angeles County Amendments, as enforced by the Los Angeles County Department of Building and Safety..

4.1.1.All Structures are assumed to be “ordinary” seismic hazard.

4.1.2.Existing structures are allowed to remain subject to CBC Chapter 34, “Existing Structures”.

4.1.3.Title 24 chapter 11B for accessibility is subject to the remodeling valuation “threshold” provisions of Chapter

34. for the purposes of this study, it is assumed that the Owner will seek to provide full accessibility per their own program requirements and in accordance with the legal counsel’s opinions regarding the Americans With Disabilities Act (ADA).

4.2.The 2010 California Fire Code, enforced by the Los Angeles County Fire Department.

5.Exclusions from the Evaluation Criteria

5.1.Testing for hazardous materials (e.g., asbestos, mold, PCBs, lead paint, hydrocarbons) which may be present given the age of the facilities.

5.2.Review of hidden conditions, not readily visible to the eye.

5.3.Testing of systems.

5.4.Forensic material testing or calculations, or determinations of non-visible inherent material properties.

5.5.Evaluation of furnishings conditions (other than to obtain bed counts or fixed seating counts), tools or machinery (e.g. woodworking machines in the hobby shop, mixers in the kitchens, etc.).

5.6.Evaluation of firefighting equipment, tools and machinery.

5.7.Evaluation of site security (lock systems, perimeter control, surveillance systems).

5.8.Evaluation of policies or procedures in title 24 or title 15 that do not have a corresponding physical building component.

5.9.Evaluation of public records such as building permits or certificates of occupancy.

5.10.Evaluation of physical components potential for misuse as they relate to previous resident safety plans, or suicide prevention evaluation related to the physical environment.

5.11.Research into “reasonable accommodation” exceptions in ADA and Title 24 due to the prequalifications and physical

capabilities of personnel and residents eligible to be onsite.

5.12.Evaluations of energy usage and cost to operate existing equipment as compared to more efficient replacement systems.

5.13.Evaluation of potential historic significance of building or site.

5.14.Environmental studies to determine the impact of existing or potential future construction, or the evaluation of native species of trees and plants.

ONYX ARCHITECTS



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT

MIRA LOMA DETENTION CENTER

45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

APPENDIX

X.I

Preliminary Construction Estimate

Basis of Estimate

The estimate is based on a draft assessment report prepared by Onyx Architects dated November 26, 2012. Estimate costs are built on a combination of local knowledge, estimating experience with similar detention facility projects and our familiarity forecasting construction cost trends. Estimated construction costs include prevailing wage labor rates with competitive bid conditions. Competitive bid conditions generally occur when bids are received from a minimum of four general contractors and three subcontractors for each trade. The estimate includes general contractor general conditions, supervision, bonds, insurances, overhead and profit and estimate contingency. Project development soft costs, construction contingency, cost escalation and furnishings are not included. The estimate is based on design, bid, build project delivery.

The estimated construction cost represents our best judgment as a professional consultant familiar with the construction industry. We have no control over the cost or supply of labor, materials and equipment, a contractor's methods of determining bid prices and market conditions. We cannot and do not warranty or represent that bids or negotiated prices will not vary from the estimated construction cost.

Estimate Exclusions

Professional design, testing, inspection
Construction management and project management fees.
Fire and all risk insurance.
Legal and financing costs.
Building permits and fees.
Construction, project or staging contingencies.
Construction phasing.
Communications cabling and equipment.
Furnishings and appliances.
Security system devices.
Hazardous material abatement
Soil remediation.
Alternate project delivery methods.
Cost escalation.

Prepared for :

ONYX Architects
316 North Sierra Madre Boulevard
Pasadena, CA 91107

December 18, 2012

12-2165



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

APPENDIX

Component Description		Direct Cost	Cost with GC Markups and Contingency
		\$	\$
1.0	Administration	\$328,175	\$458,981
2.0	Main Control	\$294,016	\$411,207
3.0	Infirmary / Processing	\$317,976	\$444,717
4.0	Inmate Services	\$269,095	\$376,353
5.0	Warehouse / Laundry	\$239,395	\$334,815
6.0	Utility Shop / Gardening	\$290,895	\$406,842
7-15	Barracks x 9 Buildings (7-15)	\$1,589,797	\$2,223,469
16-22	Barracks x 7 Buildings (16-22)	\$1,229,867	\$1,720,075
23.0	Adjustment Center	\$114,522	\$160,169
24.0	Recreation Room	\$135,500	\$189,509
25.0	ICE Administration	\$135,500	\$189,509
26.0	Visiting Restrooms	\$86,495	\$120,971
27.0	Immigration Courts	\$306,545	\$428,730
28.0	Scheduling / Training	\$31,205	\$43,642
29.0	Kitchen / Armory	\$78,372	\$109,609
30.0	Steam Plant	\$48,500	\$67,831
31.0	Old Side Canteen	\$15,000	\$20,979
32.0	E & F School Portables	\$39,515	\$55,266
33.0	Heliport	\$19,000	\$26,573
34.0	Visitor Booth	\$28,000	\$39,160
35.0	Main Gate Booth	\$19,000	\$26,573
36.0	Jaffey Park Booth	\$24,000	\$33,566
37.0	North Gate Booth	\$13,000	\$18,182
3621.0	Storage	\$20,000	\$27,972
3626.0	Barracks	\$33,761	\$47,217
3630.0	Facilities Service Building	\$168,793	\$236,071
3630.0	Backgrounds	\$27,181	\$38,014
3637.0	Hanger 1	\$20,000	\$27,972
3638.0	Training Room	\$106,654	\$149,165
3642.0	War Eagle Tower	\$73,000	\$102,097
3645.0	G-Barracks	\$104,887	\$146,694
3656.0	Silver Bullet	\$99,346	\$138,945
3929.0	BOQ (Bachelor Officers Quarters)	\$54,098	\$75,661
3985.0	Pump House	\$5,000	\$6,993
4165.0	Kitchen / Dining	\$272,992	\$381,804
4268.0	E - Easy Barracks x 2 Buildings (4268 & 4269)	\$385,387	\$538,997
38.0	Site	\$770,000	\$1,076,912
TOTAL CONSTRUCTION 12/2012		\$7,794,470	\$10,901,243

Component Description		Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency
		\$	\$	\$
1.0	<u>Administration</u>			\$458,981
1.1	Change door hardware to lever	\$2,100	\$2,937	
1.2	Enlarge toilet and shower, remove one bench in each locker room, remove wall and door 109.	\$65,000	\$90,908	
1.3	Add opener to door 105	\$450	\$629	
1.4	Patch and repair roofing	\$42,500	\$59,440	
1.5	Replace roof top HVAC units	\$93,500	\$130,768	
1.6	Replace plumbing fixtures	\$30,000	\$41,958	
1.7	GFI outlet at sink	\$1,125	\$1,573	
1.8	Lighting upgrade	\$68,000	\$95,104	
1.9	Paint interiors	\$25,500	\$35,664	
2.0	<u>Main Control</u>			\$411,207
2.1	Change door hardware to lever	\$2,100	\$2,937	
2.2	Reposition sink, insulate pipes and add grab bars	\$1,500	\$2,098	
2.3	Add handrails and chair lift	\$18,000	\$25,175	
2.4	Patch and repair roofing	\$42,500	\$59,440	
2.3	CMU wall anchorage upgrade	\$10,000	\$13,986	
2.4	Replace roof top HVAC units	\$93,500	\$130,768	
2.5	Replace plumbing fixtures	\$30,000	\$41,958	
2.4	GFI outlet at sink	\$1,125	\$1,573	
2.5	Lighting upgrade	\$68,000	\$95,104	
2.6	Paint interiors	\$27,291	\$38,169	
3.0	<u>Infirmary / Processing</u>			\$444,717
3.1	Change door hardware to lever	\$2,100	\$2,937	
3.1	Reposition sink, insulate pipes and add grab bars	\$4,500	\$6,294	
3.2	Patch and repair roofing	\$50,000	\$69,929	
3.2	CMU wall anchorage upgrade	\$10,000	\$13,986	
3.3	Replace roof top HVAC units	\$110,000	\$153,845	
3.3	Replace plumbing fixtures	\$30,000	\$41,958	
3.4	Lighting upgrade	\$80,000	\$111,887	
3.4	Paint interiors	\$31,376	\$43,882	
4.0	<u>Inmate Services</u>			\$376,353
4.1	Change door hardware to lever	\$2,100	\$2,937	
4.1	Reposition sink, insulate pipes and add grab bars	\$4,500	\$6,294	
4.2	Patch and repair roofing	\$42,500	\$59,440	
4.2	CMU wall anchorage upgrade	\$10,000	\$13,986	
4.3	Replace roof top HVAC units	\$93,500	\$130,768	
4.3	Replace plumbing fixtures	\$24,000	\$33,566	
4.4	Lighting upgrade	\$68,000	\$95,104	
4.4	Paint interiors	\$24,495	\$34,259	



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MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

APPENDIX

Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency	Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency
	\$	\$	\$		\$	\$	\$
5.0 <u>Warehouse / Laundry</u>			\$334,815	16-22 <u>Barracks x 7 Buildings (16-22)</u>			
5.1 Change door hardware to lever	\$2,100	\$2,937		0.5 Replace shower valves	\$47,600	\$66,573	
5.2 Change entry threshold	\$1,800	\$2,517		0.6 Replace toilet and shower partitions	\$78,400	\$109,649	
5.3 Reposition sink, insulate pipes and add grab bars	\$4,500	\$6,294		0.7 Replace drinking fountain	\$31,500	\$44,055	
5.4 Upgrade stair handrails	\$6,000	\$8,392		0.8 Reroute ductwork	\$70,000	\$97,901	
5.5 Repair ceramic tile	\$5,000	\$6,993		0.9 CMU wall anchorage upgrade	\$70,000	\$97,901	
5.6 CMU wall anchorage upgrade	\$10,000	\$13,986		1.0 Reroute ductwork	\$70,000	\$97,901	
5.7 Replace roof top HVAC units	\$93,500	\$130,768		1.1 Replace plumbing fixtures	\$168,000	\$234,963	
5.8 Replace plumbing fixtures	\$24,000	\$33,566		1.2 Lighting upgrade	\$476,000	\$665,727	
5.9 Lighting upgrade	\$68,000	\$95,104		1.3 Paint interiors	\$171,467	\$239,811	
6.0 Paint interiors	\$24,495	\$34,259					
				23.0 <u>Adjustment Center</u>			\$160,169
6.0 <u>Utility Shop / Gardening</u>			\$406,842	23.1 Accessible staff and cell toilet	\$60,000	\$83,915	
6.1 Change door hardware to lever	\$2,100	\$2,937		23.2 Lighting upgrade	\$40,000	\$55,943	
6.2 Change entry threshold	\$1,800	\$2,517		23.3 Paint interiors	\$14,522	\$20,310	
6.3 Rebuild restroom and stairs for access	\$55,000	\$76,922					
6.4 CMU wall anchorage upgrade	\$10,000	\$13,986		24.0 <u>Recreation Room</u>			\$189,509
6.5 Replace roof top HVAC units	\$93,500	\$130,768		24.1 Reposition handrail, insulate pipes and move partition	\$3,500	\$4,895	
6.6 Reroute ductwork	\$12,000	\$16,783		24.2 CMU wall anchorage upgrade	\$10,000	\$13,986	
6.7 Replace plumbing fixtures	\$24,000	\$33,566		24.3 Reroute ductwork	\$10,000	\$13,986	
6.8 Lighting upgrade	\$68,000	\$95,104		24.4 Replace plumbing fixtures	\$24,000	\$33,566	
6.9 Paint interiors	\$24,495	\$34,259		24.5 Lighting upgrade	\$64,000	\$89,510	
				24.6 Paint interiors	\$24,000	\$33,566	
7-15 <u>Barracks x 9 Buildings (7-15)</u>			\$2,223,469				
0.1 Change door hardware to lever	\$18,900	\$26,433		25.0 <u>ICE Administration</u>			\$189,509
0.2 Change entry threshold	\$16,200	\$22,657		25.1 Add kick plates	\$3,500	\$4,895	
0.3 Adjust phone height	\$10,800	\$15,105		25.2 CMU wall anchorage upgrade	\$10,000	\$13,986	
0.4 Change vestibule door swing	\$14,400	\$20,140		25.3 Reroute ductwork	\$10,000	\$13,986	
0.5 Replace shower valves	\$61,200	\$85,594		25.4 Replace plumbing fixtures	\$24,000	\$33,566	
0.6 Replace toilet and shower partitions	\$100,800	\$140,978		25.5 Lighting upgrade	\$64,000	\$89,510	
0.7 Replace drinking fountain	\$40,500	\$56,643		25.6 Paint interiors	\$24,000	\$33,566	
0.8 Reroute ductwork	\$90,000	\$125,873					
0.9 Replace gutters	\$8,540	\$11,944		26.0 <u>Visiting Restrooms</u>			\$120,971
1.0 CMU wall anchorage upgrade	\$90,000	\$125,873		26.1 Seal CMU wall surfaces	\$6,500	\$9,091	
1.1 Reroute ductwork	\$90,000	\$125,873		26.2 Delete one stall and reconfigure restroom (2 EA)	\$25,000	\$34,965	
1.2 Replace plumbing fixtures	\$216,000	\$302,095		26.3 Add mechanical ventilation	\$6,500	\$9,091	
1.3 Lighting upgrade	\$612,000	\$855,935		26.4 Replace plumbing fixtures	\$24,000	\$33,566	
1.4 Paint interiors	\$220,457	\$308,328		26.5 Paint interiors	\$24,495	\$34,259	
16-22 <u>Barracks x 7 Buildings (16-22)</u>			\$1,720,075	27.0 <u>Immigration Courts</u>			\$428,730
0.1 Change door hardware to lever	\$14,700	\$20,559		27.1 Replace exterior ADA ramp	\$45,000	\$62,936	
0.2 Change entry threshold	\$12,600	\$17,622		27.2 Contrasting stripe at exterior stairs	\$1,500	\$2,098	
0.3 Adjust phone height	\$8,400	\$11,748		27.3 Clean gutters	\$1,000	\$1,399	
0.4 Change vestibule door swing	\$11,200	\$15,664		27.4 Replace mansard paneling	\$12,000	\$16,783	
				27.5 Replace roof top HVAC units	\$110,000	\$153,845	



Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency	Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency
	\$	\$	\$		\$	\$	\$
27.0 <u>Immigration Courts</u>				33.0 <u>Heliport</u>			
27.6 Replace plumbing fixtures	\$24,000	\$33,566		33.3 Accessible upgrade to shower and toilet	\$8,000	\$11,189	
27.7 Lighting upgrade	\$80,000	\$111,887		33.4 Repair asphalt	\$5,000	\$6,993	
27.8 Paint interiors	\$33,045	\$46,217					
28.0 <u>Scheduling / Training</u>			\$43,642	34.0 <u>Visitor Booth</u>			\$39,160
28.1 Contrasting stripe at exterior stairs	\$1,000	\$1,399		34.1 ADA upgrades, ramp, threshold, door hardware and counter height	\$28,000	\$39,160	
28.2 Change door hardware to lever	\$1,500	\$2,098					
28.3 Upgrade handrails	\$5,000	\$6,993		35.0 <u>Main Gate Booth</u>			\$26,573
28.4 Replace damaged wall	\$20,000	\$27,972		35.1 ADA upgrades, ramp, weather strip, patch and paint	\$19,000	\$26,573	
28.5 Paint interiors	\$3,705	\$5,181					
29.0 <u>Kitchen / Armory</u>			\$109,609	36.0 <u>Jaffey Park Booth</u>			\$33,566
29.1 Contrasting stripe at exterior stairs	\$1,000	\$1,399		36.1 ADA upgrades, ramp, threshold, door hardware	\$24,000	\$33,566	
29.2 Change door hardware to lever	\$1,500	\$2,098					
29.3 Upgrade handrails	\$5,000	\$6,993		37.0 <u>North Gate Booth</u>			\$18,182
29.4 Accessible upgrade to bath and shower	\$15,000	\$20,979		37.1 ADA upgrades, paving repairs and counter height	\$13,000	\$18,182	
29.5 Replace damaged wall	\$12,000	\$16,783					
29.6 Replace roof top HVAC units	\$16,500	\$23,077		3621.0 <u>Storage</u>			\$27,972
29.7 Replace plumbing fixtures	\$12,000	\$16,783		3621.1 Demolish	\$20,000	\$27,972	
29.8 Lighting upgrade	\$12,000	\$16,783					
29.9 Paint interiors	\$3,372	\$4,715		3626.0 <u>Barracks</u>			\$47,217
				3626.1 Demolish	\$33,761	\$47,217	
30.0 <u>Steam Plant</u>			\$67,831	3630.0 <u>Facilities Service Building</u>			\$236,071
30.1 Ramp at entry	\$4,500	\$6,294		3630.1 ADA upgrades, restroom, handrails	\$50,000	\$69,929	
30.2 Change door hardware to lever	\$1,500	\$2,098		3630.2 URM anchorage and rod bracing	\$30,000	\$41,958	
30.3 ADA upgrades to bathrooms (2 EA)	\$15,000	\$20,979		3630.3 Remove mechanical equipment	\$10,000	\$13,986	
30.4 CMU wall anchorage upgrade	\$8,000	\$11,189		3630.4 Replace exhaust fans	\$6,500	\$9,091	
30.5 Replace plumbing fixtures	\$15,000	\$20,979		3630.5 Replace plumbing fixtures	\$36,000	\$50,349	
30.6 Paint interiors	\$4,500	\$6,294		3630.6 Paint interiors	\$36,293	\$50,758	
31.0 <u>Old Side Canteen</u>			\$20,979	3630.0 <u>Backgrounds</u>			\$38,014
31.1 Allowance	\$15,000	\$20,979		3630.1 ADA upgrades, threshold and door hardware	\$3,000	\$4,196	
				3630.2 Window replacement	\$8,000	\$11,189	
32.0 <u>E & F School Portables</u>			\$55,266	3630.3 Remove mechanical equipment	\$5,000	\$6,993	
32.1 Upgrade handrails	\$5,000	\$6,993		3630.4 Lighting upgrade	\$8,131	\$11,372	
32.2 Accessible upgrades to restrooms and hand wash sink	\$9,600	\$13,426		3630.5 Paint interiors	\$3,049	\$4,265	
32.3 Add mechanical ventilation	\$4,500	\$6,294					
32.4 Replace plumbing fixtures	\$18,000	\$25,175		3637.0 <u>Hanger 1</u>			\$27,972
32.5 Paint interiors	\$2,415	\$3,378		3637.1 Demolish	\$20,000	\$27,972	
33.0 <u>Heliport</u>			\$26,573	3638.0 <u>Training Room</u>			\$149,165
33.1 Restripe parking and provide assessable aisle	\$4,500	\$6,294		3638.1 ADA upgrades, replace entry doors	\$4,000	\$5,594	
33.2 Add signage	\$1,500	\$2,098		3638.2 ADA upgrades, toilet, break room and drinking fountain	\$8,000	\$11,189	



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Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency
	\$	\$	\$
3638.0 <u>Training Room</u>			
3638.3 Replace ceiling grid	\$5,000	\$6,993	
3638.4 Remove mechanical equipment	\$8,000	\$11,189	
3638.5 Replace plumbing fixtures	\$27,000	\$37,762	
3638.4 Lighting upgrade	\$39,749	\$55,592	
3638.5 Paint interiors	\$14,906	\$20,847	
3642.0 <u>War Eagle Tower</u>			\$102,097
3642.1 ADA upgrades	\$50,000	\$69,929	
3642.2 Remove mechanical equipment	\$5,000	\$6,993	
3642.3 Replace plumbing fixtures	\$12,000	\$16,783	
3642.4 Paint interiors	\$6,000	\$8,392	
3645.0 <u>G-Barracks</u>			\$146,694
3645.1 Change door hardware to lever	\$4,000	\$5,594	
3645.2 Replace damaged siding	\$8,000	\$11,189	
3645.3 Replace mechanical equipment	\$25,000	\$34,965	
3645.4 Replace plumbing fixtures	\$18,000	\$25,175	
3645.5 Lighting upgrade	\$36,282	\$50,743	
3645.6 Paint interiors	\$13,606	\$19,029	
3656.0 <u>Silver Bullet</u>			\$138,945
3656.1 Change door hardware to lever	\$4,000	\$5,594	
3656.2 Add 6" ramp to entry and provide stage lift	\$22,000	\$30,769	
3656.3 Replace ceiling tile	\$6,000	\$8,392	
3656.4 Replace mechanical equipment	\$20,000	\$27,972	
3656.5 Replace plumbing fixtures	\$15,000	\$20,979	
3656.6 Lighting upgrade	\$23,525	\$32,901	
3656.7 Paint interiors	\$8,822	\$12,338	
3929.0 <u>BOQ (Bachelor Officers Quarters)</u>			\$75,661
3929.1 Provide accessible handrails at stairs	\$4,000	\$5,594	
3929.2 Replace exterior doors at ground floor	\$3,000	\$4,196	
3929.3 CMU wall anchorage upgrade	\$8,000	\$11,189	
3929.4 Existing mechanical equipment, service and clean	\$7,000	\$9,790	
3929.5 Replace plumbing fixtures	\$18,000	\$25,175	
3929.6 Paint interiors	\$14,098	\$19,717	
3985.0 <u>Pump House</u>			\$6,993
3985.1 Provide ADA accessible entry	\$5,000	\$6,993	
4165.0 <u>Kitchen / Dining</u>			\$381,804
4165.1 Change door hardware to lever	\$4,000	\$5,594	
4165.2 Stair handrail upgrade	\$6,000	\$8,392	

Component Description	Direct Cost	Cost with GC Markups and Contingency	Cost with GC Markups and Contingency
	\$	\$	\$
4165.0 <u>Kitchen / Dining</u>			
4165.3 Replace entry door	\$4,000	\$5,594	
4165.4 ADA toilet room upgrade	\$35,000	\$48,951	
4165.5 Repair finishes	\$20,000	\$27,972	
4165.6 Existing mechanical equipment, service and clean	\$10,000	\$13,986	
4165.7 Replace plumbing fixtures	\$30,000	\$41,958	
4165.8 Replace piping	\$50,000	\$69,929	
4165.9 Lighting upgrade	\$78,918	\$110,373	
4166.0 Paint interiors	\$35,075	\$49,055	
4268.0 <u>E - Easy Barracks x 2 Buildings (4268 & 4269)</u>			\$538,997
4268.1 Upgrade - allowance	\$80,000	\$111,887	
4268.2 Existing mechanical equipment, service and clean	\$15,000	\$20,979	
4268.3 Replace plumbing fixtures	\$144,000	\$201,397	
4268.4 Lighting upgrade	\$104,562	\$146,239	
4268.5 Paint interiors	\$41,825	\$58,496	
38.0 <u>Site</u>			\$1,076,912
38.1 Domestic water	-	-	
38.2 Fire water - additional fire hydrants	\$120,000	\$167,830	
38.3 Sewer	-	-	
38.4 Gas / propane	-	-	
38.5 Storm water / drainage	-	-	
38.6 Site electrical, lighting and equipment	-	-	
38.7 Site mechanical, plumbing and equipment	-	-	
38.8 Fuel tank	-	-	
38.9 Pavements and walkways - repairs	\$300,000	\$419,576	
39.0 Parking - repairs and restriping	\$100,000	\$139,859	
39.1 Access road evaluation	-	-	
39.2 Grading settlement	-	-	
39.3 Helipad	-	-	
39.4 ADA site upgrades	\$250,000	\$349,647	
TOTAL CONSTRUCTION 12/2012			\$10,901,243



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APPENDIX

Mira Loma Detention Center - Building and Improvements Inventory - Initial Visit Information									
A= Metal Bldg, Metal Walls B= Metal Bldg, CMU Walls C= Conc. Walls, Conc Roof D= Quonset Hut E= wood frame, slab-on-grade F=Wood frame, raised floor G= Wood beams, Steel roof, conc floor H= Prefab Walk In Equipment J= Relocatable (trailer) K= Metal Hanger L= Concrete Block, conc roof M=steel guard tower									
Bldg #	Building Name	Year built	Reference Bldg Type	# stories	Plans available ?	Prev Studies?	Potentially Historic?	Looks deteriorated ?	
1	Administration	1985	A	1					
2	Main Control	1985	A	1					
3	Infirmary / Processing	1985	A	1					
4	Inmate Services	1985	A	1					
5	Warehouse / Laundry	1985	A	1					
6	Utility Shop (Gardening)	1985	A	1					
7	Barracks ("low side")	1985	A	1	Y				
8	Barracks ("low side")	1985	A	1	Y				
9	Barracks ("low side")	1985	A	1	Y				
10	Barracks ("low side")	1985	A	1	Y				
11	Barracks ("low side")	1985	A	1	Y				
12	Barracks ("low side")	1985	A	1	Y				
13	Barracks ("low side")	1985	A	1	Y				
14	Barracks ("low side")	1985	A	1	Y				
15	Barracks ("low side")	1985	A	1	Y				
16	Barracks ("high side")	1985	A	1	Y				
17	Barracks ("high side")	1985	A	1	Y				
18	Barracks ("high side")	1985	A	1	Y				
19	Barracks ("high side")	1985	A	1	Y				
20	Barracks ("high side")	1985	A	1	Y				
21	Barracks ("high side")	1985	A	1	Y				
22	Barracks ("high side")	1985	A	1	Y				
23	Adjustment Center (high lockdown)	1985	B	1					
24	Recreation room	1985	A	1					
25	ICE Administration		J	1					
26	Visiting Restrooms			1					
27	Immigration Courts		J	1					
28	Scheduling / Training			1					
29	Kitchen Armory		J	1					
30	Steam Plant	Pre 1970s	B	1					
31	Old Side Canteen	Pre 1970s		1					
32	E & F School (portables)		J	1					
33	Heliport			n/a					
34	Visitor Booth			1					
35	Main Gate Booth			1					
36	Jaffey Park Booth			1					
37	North Gate Booth			1					
3614	Outside Maintenance		F	1					
3615	Outside Maintenance		F	1					
3616	Storage		F	1					
3618	Storage		F	1					
3619	Storage		F	1					
3620	Storage		F	1					
3621	Storage		F	1					
3626	A - Able Barracks	1940s	E	1			Yes	Yes	
3627	D - Dog Barracks	1940s	E	1			Yes	Yes	
3628	C - Charlie Barracks	1940s	E	1			Yes	Yes	
3629	B - Barker Barracks	1940s	E	1			Yes	Yes	
3630	FSB (Facilities Service Building)		B?; wd roof	1					
3632	Old Side School / Archive?	1940s		1			Yes	Yes	
3636	Backgrounds	1940s		1					
3637	Hanger 1	1940s	K	1					
3638	Training Room	1940s		1					
3642	War Eagle Tower (airport tower)	1940s		multi			Yes		
3645	G-Barracks (hard lock)	1940s	L	1				Yes	
3646	G-Barracks (hard lock)	1940s	L	1				Yes	
3656	Silver Bullet (British 'Theater')	1940s	D	1			Yes		
3929	BOQ (Bachelor Officers Quarters?)			1 + bsmt					
3985	Pump House			1					
4165	Kitchen / Dining			1 + bsmt		Seismic rpt			
4164	Walk-in Refrigerator		H	1					
4165	Walk-in Refrigerator		H	1					
4268	E - Easy Barracks		C	1					
4269	F - Fox Barracks		C	1					
T1	Tower 1 (guard tower nest)		M	pole-mtd				Yes	
T2	Tower 2 (guard tower nest)		M	pole-mtd					
T3	Tower 3 (guard tower nest)		M	pole-mtd					
T4	Tower 4 (guard tower nest)	new	M	pole-mtd					
	Water Tower (metal)	1940s	n/a	n/a					
	Generator		n/a	n/a					
	Fuel Tanks		n/a	n/a					
	North Pool		n/a	n/a					
	South Pool		n/a	n/a					
	Steam Tunnels	1940s	n/a	n/a					
	Old side former phone shelter		n/a	1					
	Baseball field (new)		n/a	n/a					
	Basketball courts		n/a	n/a					



LOS ANGELES COUNTY | DETENTION CENTER ASSESSMENT
MIRA LOMA DETENTION CENTER
45100 NORTH 60TH | LANCASTER CA 93536

SITE VISIT : WED. NOV. 13+14, 2012

APPENDIX